

Crana Financial Services Ltd.

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Gortyarrigan, Linsfort, Buncrana

Undoubtedly this delightful Detached Family Home has been fitted to the very highest specification as befits its outstanding situation. Architecturally designed and built to maximise the superb Lough views from its main reception rooms. This is a family home that simply must be seen to fully appreciated and we can recommend it to even the most discerning purchaser.

Accommodation:

Entrance Hallway, Sitting room, Kitchen / Dining area, Conservatory, Utility room, W/C
5 Bedroom (master Ensuite) and Family bathroom

Viewing by appointment only with agent

Price on Application

**18 Lower Main Street, Buncrana,
Co. Donegal**

Phone: 074 9361031

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The accommodation

Ground Floor

Entrance hallway	2.4 X 5.00	
Living room	4.70 X 4.50	
Kitchen/Dining Room	4.00 X 8.40	Fitted Kitchen
Utility Room	2.41 X 2.00	Fitted Units
W/C	3.85 X 1.85	WC & WHB
Bathroom	4.00 X 3.85	
Bedroom 1	4.30 X 4.75	
Bedroom 2	4.00 X 3.85	
Conservatory		

First Floor

Bedroom 3	4.30 X 4.40	
Master Ensuite		
Bedroom 4	3.10 X 2.8	
Bedroom 5	4.00 X 4.40	
Ensuite		
Family Bathroom	2.40 X 2.80	WC, WHB, Bath & Shower

Features

- Living Room with open fire
- Oil fired heating
- uPVC double glazed windows
- uPVC front door
- Luxury kitchen with integrated appliances
- Utility room with matching units
- Front garden
- Concrete driveway with parking for 5 vehicles

Stamp Duty Rates

Chargeable consideration	Owner occupier
Up to €125,000	Exempt
Next €875,000	7%
Balance	9%

Directions:

From Buncrana West End continue on the Cockhill Road for approximately 1/4 mile turn left over Westbrook Bridge, Continue towards Dunree for approximately 4 miles until

Mortgages:	<p>Crana Financial Services are mortgage intermediaries and are regulated by the Irish Financial Services regulator authority. We will find you the most suitable mortgage that best suits your requirement from one the leading Irish Financial institutions.</p> <p>This is a free services</p>
Office Hours:	<p>Monday to Friday 10am to 6pm</p> <p>Saturday 11am to 3pm</p>
Market Valuation Policy:	<p>All properties are professionally valued by one of our qualified staff</p>
Internet:	<p>Full details of this property and all other properties are available on www.inishowenproperties.com</p> <p><i>Register your detail today.</i></p>

Viewing strictly by appointment with Agent
Saturday viewing are available

CONDITIONS TO BE NOTED

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.

2. The vendor does not give Crana Financial Services members or its staff authority to make or give any representation or warranty in respect of this property.

3. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself or otherwise as to the correctness of each of them.

4. In the event of any inconsistency between these particulars and the contract of sale, the later will prevail.

5. As vendors agent Crana Financial Services Ltd. offer sites for sales seen when taking instruction stating the area as advised by the clients. Prospective purchasers should satisfy themselves to the exact acreage before bidding on a property.