

Crana Financial Services Ltd.

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Tonduff, Dunree, Buncrana

Charming tradition farmhouse overlooking Dunree bay. This family or holiday home is situated approximately twelve kilometres from Buncrana Town with it many amenities. This property offers 4 generous bedrooms, a well proportioned reception room, family bathroom and shower room, large kitchen. Only on visiting this property could one truly appreciate all it has to offer and thus viewing is a must.

Accommodation: Sitting Room, Kitchen/Dining Area, Utility room W/C 4 Bedrooms & Family Bathroom

Oil fired heating.

AMV €130,000

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

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The accommodation

Ground Floor:

Entrance hallway	1.95 X 4.19	
Living room	4.93 X 3.41	
Kitchen/Dining Room	5.47 X 3.51	Fitted Kitchen
Utility Room	2.82 X 1.87	Fitted Units
W/C	1.67 X 2.81	WC & WHB
Bedroom 1	4.94 X 2.58	

First Floor

Bedroom 2	4.93 X 2.58	
Bedroom 3	4.92 X 3.46	
Bedroom 4	3.23 X 3.06	
Family Bathroom	3.31 X 2.45	WC,WHB, Bath

Features

- Walking distance to Dunree beach
- Living Room with open fire
- Oil fired heating
- uPVC double glazed windows
- Kitchen with integrated appliances
- Utility room
- Concrete driveway with parking for 2 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 northwest on the Cockhill Road toward Westbrook. Turn left at Westbrook, turn right up Slavery, slight left at Clonbeg and continue slight turn left at fingerpost continue on towards Glebe continue onto Muineagh, Turn right toward Tonduff and continue onto Tonduff The property will be identified by our For Sale Board

Mortgages: 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.

This is a free services

Office Hours: Monday to Friday 10am to 6pm
Saturday 11am to 3pm

Market Valuation Policy: All properties are professionally valued by one of our qualified staff

Internet: Full details of this property and all other properties are available on www.inishowenproperties.com www.grobrix.ie & www.propertynews.com
Register your detail today.

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.