

# *Crana Financial Services Ltd.*

*Inishowenproperties.com*



## *Tonduff, Dunree, Bunrana*

Beautifully located four bedroom family home overlooking Crummies Bay and the surrounding Donegal countryside. This property is extremely well presented inside and outside with low maintenance grounds. Offering a rare opportunity to acquire a sea side family home/ holiday weekend retreat with privacy and within walking distance of beach. With a choice of well known championship 18 hole golf course with ten minutes drive from the property.

Bunrana to the south and within ten minutes drive offers top hotels, restaurants, pubs and many other attractions.

### **Accommodation:**

Entrance Hallway, Sitting room, Kitchen / Family area , Utility room, Cloakroom W/C & 4 Bedroom (two bedrooms ensuite) and family bathroom

Large garage to rear

Minutes walk to beach.

*Viewing by appointment with Auctioneers*

***P.O.A.***

## *The accommodation*

### **Ground Floor:**

Entrance hallway	3.40 X 2.30	Tiled Flooring
Living room	4.40 X 5.30	Oak Flooring, Marble Fire place and Bay Window
Kitchen / Family Room	4.10 X 6.70	Tiled Flooring in kitchen area, Fitted Oak Kitchen oak Flooring in Family area
Utility Room	3.20 X 2.40	Fitted Units Tiled Flooring
W/C	1.70 X 1	Tiled Flooring WC & WHB
Bedroom 1	3.40 X 2.86	Wood Flooring
Ensuite Bathroom		Shower, WC, WHB

### **First Floor**

Bedroom 2	3.40 X 3.80	Pine Flooring
Ensuite Bathroom	2.80 X 1.60	Shower, WC, WHB
Bedroom 3	4.41 X 4.1	Pine Flooring
Family Bathroom	3.20 X 2.77	WC,WHB, Bath, Shower
Bedroom 4	4.41 X 4.10	Pine Flooring

## Features

- Walking distance to beach
- Living Room with open fire and Bay Window
- Oil fired heating
- uPVC double glazed windows
- Solid doors architrave, and skirting throughout
- Luxury kitchen with integrated appliances
- Utility room with fitted units
- Large Garage
- Front & side garden
- Tarmac driveway and concrete parking area to rear

## Stamp Duty Rates

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

## Directions:

From Buncrana west end continue out the Carndonagh road turn left over Westbrook bridge, and continue on for approximately 5 miles follow the sign post for Inishowen one hundred. Continue on towards Fort of Dunree military museum, Turn right at bottom of hill when beach comes into view. The property can be found a short distance down the road on the left hand side.

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

## Viewing strictly by appointment with Auctioneers 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.

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