

Crana Financial Services Ltd.

Inishowenproperties.com



11 Lois Na Greine, Burnfoot

Presented to a high standard and offering well proportioned accommodation. This semi detached family home which is conveniently located for the commuter will have great appeal for both the first time buyer and young family alike.

Accommodation:

Entrance Hallway, Sitting room, Kitchen / Dining area, Utility room, W/C 3 Bedroom (master bedroom Ensuite) and Family bathroom

Double glazed throughout dual fired heating, Concrete driveway to front and enclosed rear garden

Viewing by appointment only with agent

Price on Application

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

Phone: 074 9361031

Fax: 074 9361083

Email: cranafinancial@eircom.net

The accommodation

Ground Floor:

Entrance hallway

Living room 3.95 X 4.40

Kitchen/Dining Room 4.45 X 3.70 Fitted Kitchen

Utility Room 2.00 X 1.60 Fitted Units

W/C 1.60 X 1.60 WC & WHB

First Floor

Bedroom 1 3.95 X 3.36

Bedroom 2 3.65 X 3.45

Bedroom 3 2.60 X 2.10

Family Bathroom 2.25 X 2.10 WC,WHB, Bath
& Shower

Garage 3.65 X 6.05

Features

- Walking distance to village centre
- Living Room with open fire and back boiler
- Dual fired heating
- Double glazed windows
- Luxury kitchen with integrated appliances
- Utility room with matching units
- Front & Enclosed Rear garden
- Concrete driveway with parking for 2 vehicles
- Attached Garage

Stamp Duty Rates

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

Directions:

From Derry continue toward Buncrana on the N13 Road, entering Bridgend. Exit roundabout at the 2nd exit toward Buncrana, continue on the r239 entering Burnfoot village, turn right toward Muff road and then turn left and enter Lois Na Greine No 11 can be found on the left after entering the site.

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 of 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 <i>Register your detail today.</i>

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 latter 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.