

# *Crana Financial Services Ltd.*

*Inishowenproperties.com*



## *Dunree, Buncrana, Co. Donegal*

A delightful Co. Donegal Shoreline Cottage offering uninterrupted Sea Views. Perhaps only once in a lifetime do we have the opportunity to acquire our dream home, This could be that opportunity for those seeking peace and seclusion with what can only be described as an unrivalled costal position overlooking Lough Swilly. The property's appealing external elevation and cottage style is a foretaste only of its beautifully presented interior, creating a comfortable 4 Bedroom family home with every modern convenience. Only minutes from Buncrana town centre with all its amenities.

### **Accommodation:**

Entrance Hallway, Sitting room, Kitchen / Dining area, Conservatory, Utility room, Shower room,  
4 Bedroom (Two Ensuite) and Family bathroom  
Oil Fired Heating, UPVC Double Glazed

*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	3.68 X 2.77	
Living room	6.40 X 4.37	
Kitchen/Dining Room	4.37 X 3.05	Fitted Kitchen
Utility Room	2.49 X 1.96	Fitted Units
Shower Room	X	Shower WC & WHB
Conservatory	4.45 X 3.76	
Bedroom 1	3.96 X 3.54	
Bedroom 2	3.00 X 4.24	
Family Bathroom	2.34 X 1.96	WC, WHB, Bath & Shower

### **First Floor**

Bedroom 3	5.05 X 4.60	
Ensuite Bathroom	2.18 X 1.96	Shower WC & WHB
Bedroom 4	5.05 X 4.60	
Ensuite Bathroom	2.18 X 1.96	Shower WC & WHB

## Features

- Walking distance to Town centre
- Living Room with Bay Window with open fire
- Conservatory
- Oil fired heating
- uPVC double glazed windows
- uPVC front door
- Luxury kitchen with integrated appliances
- Utility room with matching units
- Patio area & Rear garden
- Tarmac driveway with ample parking

## 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 on the Cockhill Road turn left over Westbook Bridge and continue on the Dunree Road for approximately 9 kilometres Following the sign for Fort Dunree Military Museum. The property can be found on the left hand side on the approached road to the fort identified by our 'For Sale' Board

<b>Mortgages:</b>	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
<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://www.inishowenproperties.com">www.inishowenproperties.com</a> <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 vender 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.