

# *Crana Financial Services Ltd.*

*Inishowenproperties.com*



## *10 Four Acres Clonbeg, Buncrana*

An magnificent Family home is situated in a quiet cul-de-sac, approximately five kilometres from Buncrana Town. This property offers extensive and a deceptive amount of accommodation and is finished to an extremely high specification throughout with many superb features both internally and externally which give any family all they could want, and more in a home Only on visiting this fine 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 (three Ensuite) & Family Bathroom

Mature garden to front and rear with garden shed Oil fired heating.

***AMV €170,000***

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

**Phone: 074 9361031**

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## The accommodation

### **Ground Floor:**

Entrance hallway	1.95 X 4.19	
Living room	4.69 X 3.50	
Kitchen/Dining Room	4.19 X 6.54	Fitted Kitchen
Utility Room	2.68 X 3.87	Fitted Units
W/C	1.58 X 1.20	WC & WHB
Bedroom 1 Ensuite	3.64 X 3.84	

### **First Floor**

Bedroom 2 ensuite	3.22 X 3.56	
Bedroom 3	3.27 X 3.12	
Bedroom 4	3.64 X 4.38	
Family Bathroom	2.43 X 2.69	WC, WHB, Bath & Shower

## Features

- Walking distance to Town centre
- 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 & Rear garden

Concrete driveway with parking for 2 vehicles

## 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 for approximately 1 mile turn left over Cockhill Bridge, Take the first left and continue up Clonbeg for approximately 0.25 miles Turn right at junction and The Four Acres development is on the right, Continue into Four Acres, No 10 can be found on straight in front of you 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 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](http://www.inishowenproperties.com) [www.grobrix.ie](http://www.grobrix.ie) & [www.propertynews.com](http://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.