

Crana Financial Services Ltd.

Inishowenproperties.com



*5 Oakfield Crescent, Buncrana, Co. Donegal
F93 W2R2*

Three Bedroom Semi-detached

€180,000 AMV

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

Phone: 074 9361031
Email: cranafinancial@gmail.com
PSRA No: 003802

The accommodation

Entrance hallway	6.20 X 1.90	
Living room	4.80 X 3.90	Open Fire.
Kitchen/Dining Area	3.80 X 2.8.0	Fitted Kitchen
Utility room	1.80 X 2.30	
W/C	1.80 X 1.60	WC,WHB,
Bedroom 1	4.20 X 3.40	
Master Ensuite	1.35 X 3.40	WC,WHB, SHOWER
Bedroom 2	2.40 X 3.00	
Bedroom 3	3.60 X 2.60	
Family Bathroom	2.40 X 2.00	WC,WHB, BATH & SHOWER
Outside; Front garden laid to lawn, tarmac driveway parking for 2 vehicles, fencing to side boundaries. Fully enclose rear garden		
Floor area sq. mts.	115 sq. mts	



Features

- Semi-Detached three Bedroom
- Excellent Location
- Close to all local amenities
- Easy access to Derry City & Buncrana
- Living Room with open fire
- Oil fired heating
- uPVC double glazed windows
- Kitchen with integrated appliances
- Driveway with ample parking
- Three Bedrooms (Master ensuite)
- Mature garden



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Located in a much sought after Oakfield development within Buncrana urban area, this property is ideally situated within walking distance to all local amenities, Schools, leisure facilities. This property was constructed in early 2004. (please note that property, has not been tested for mica.). The property is ready for immediate occupation and is ideally suited to investors, returning a very good rental opportunity. The property would provide Landlords with a strong monthly rental value of c. €850pm

Viewing strictly by appointment with Sole Agent

Directions: From Buncrana Town centre continue down Main Street, turning left on to St Orans road, continue on the R238 for 700 turning left onto Oakfield Close, turn right on to Oakfield Crescent: destination on the right

Buncrana, the second largest town in Donegal, is positioned on the shores of Lough Swilly, just 15 minute drive from Derry City. With a population of some 9000, the town has much to offer in terms of shopping, sporting and recreational amenities:.

Churches: St Mary Oratory, St May's Church Cockhill, Christ Church and St Maura Church Fahan,
Schools: St Oran's National School, .Scoil Iosgain,, Gaelscoil Bhun Chrannacha, Crana College and Scoil Mhuire

Shopping: Supervalu, Aldi & Lidl with a large selection of locally run shops providing the local residents with a good selection of shopping.

Restaurants/Bars/Hotels: Buncrana has two hotels, as well as a wide variety of bars and restaurants offering good food

Beaches: Being positioned on the shores of Lough Swilly, Buncrana, & Lisfannon have beautiful beaches on offer. Buncrana has several sports clubs

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Crana Financial Services Ltd., property details are intended as a guide only and do not form part of a contract, nor are they guaranteed. Buyers should satisfy themselves as to any information contained therein, measurements, structural condition and boundaries. Prospective buyers are recommended to employ their own surveyor/architect for independent guidance and advice.

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.propertypal.com and Daft.ie

Stamp Duty Rates

Chargeable consideration	Owner occupier
Up to €1,000,000	1%
Over €1,000,000	2%

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.