

# Crana Financial Services Ltd.

*Inishowenproperties.com*



## *Lederg, Dunree, Buncrana, F93 AD68*

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 coastal position offering access to Dunree Bay and the shores of Lough Swilly. It would appeal to those seeking peace and tranquillity of the open countryside with a superb coastline location on Donegal's Atlantic Drive, yet it is perfectly situated for access to surrounding towns and villages with their many amenities. You will find the fantastic and sheltered beach of Port Ban / Dunree Bay minutes away down the sandy path between the dunes..

This property and location must be viewed to be appreciated.

**Accommodation:** Living room, Kitchen/dining Area, 3 Bedrooms & Family Bathroom with large detached garage  
Oil fired heating. Double glazed Windows and Doors

BER: 113679070



**€185,000 AMV**

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

**Phone: 074 9361031  
Email: [cranafinancial@gmail.com](mailto:cranafinancial@gmail.com)  
PSRA No: 003802**

## The accommodation

Entrance hallway	1.70 X 5.00	
Living room	4.00 X 4.85	Open Fire. Bay window
Kitchen	3.40 X 3.15	Fitted Kitchen
Bedroom 1	4.00 X 4.75	
Bedroom 2	3.40 X 3.30	
Bedroom 3	2.60 X 3.00	
Shower Room	2.60 X 1.75	WC,WHB, SHOWER
Large detached Garage	10.25 X 11.50	
Floor area sq. mts.	90 sq. mts	



## Features

- Detached Coastline Cottage
- Access to Port Ban - Dunree Bay
- Excellent Sea & Countryside Views
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- Patio Area
- Living Room with open fire
- Oil fired heating
- uPVC double glazed windows
- Kitchen with integrated appliances
- Driveway with ample parking
- Three Bedrooms
- Large detached Garage



## Stamp Duty Rates

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



Directions: From Buncrana west end take the Cockhill road/ R238 north toward Carndonagh for 1.8km, turn left after crossing Cockhill new bridge, continue up Clonbeg passing Glenn Aibhinn, continue on 3.5km, slight turn left 1.4 km, Continue onto Glebe 1.50 km, continue onto Muineagh 1.6km, Turn right at Dunree, continue on 500mts keeping left continue on to Milltown

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's Church Cockhill Our Lady's Star of the Sea Desertegney, and Christchurch,

Schools: Saint Egnys N.S., 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 three hotels, as well as a wide variety of bars and restaurants offering good food

Beaches: Being positioned on the shores of Lough Swilly, Dunree / Buncrana has 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](http://www.inishowenproperties.com), [www.propertypal.com](http://www.propertypal.com) and [Daft.ie](http://Daft.ie)



**Viewing strictly by appointment with Sole 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.



