

Crana Financial Services Ltd.

Inishowenproperties.com



Sharagore, Linsfort, Buncrana, Co. Donegal

We are please to offer for sale by private treaty this superb B-Rated, energy efficient Family home at Sharagore, Linsfort, Buncrana, Co. Donegal situated in a much sought after residential area. This detached property offers all the buzz of a bustling town within easy commuting distance and the tranquillity of the countryside, Convenient to Buncrana town centre and it many amenities. Derry City and Letterkenny are both easily accessible for commuting. The property itself, offer excellent family accommodation. The buyer will also appreciate the location with easy access to coastal walks and leading primary and secondary schooling All in all, an attractive property and early viewing would be highly recommended.

Accommodation: Living room, Kitchen/Dining area, 4 Bedrooms (master ensuite), Family Bathroom and second floor shower room.



€320,000 AMV

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

Phone: 074 9361031

Email: cranafinancial@gmail.com

11 Lisoween Green, Buncrana, Co. Donegal, F93Y3V2

Crana Financial Services are delighted to present to the market this superb B-Rated, energy efficient Family home at Sharagore, Linsfort, Buncrana, Co. Donegal situated in a much sought after area. This detached property offers all the buzz of a bustling town within easy commuting distance and the tranquillity of the countryside, Convenient to Buncrana town centre and it many amenities. Derry City and Letterkenny are both easily accessible for commuting. The property itself, offer excellent family accommodation. The buyer will also appreciate the location with easy access to coastal walks and leading primary and secondary schooling

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Viewing by appointment by sole selling agent

Ber B1



The accommodation

Entrance Porch

Living room 565 X 345

Kitchen 480 X 385 Fitted Kitchen

Bedroom 1 490 X 335

Ensuite 360 X180 WHB, WC, Shower & Bath

Bedroom 2 340 X335

Shower Room 220 X150 WC, WHB, SHOWER

Bedroom 3 470 X 485

Bedroom 4 470 X 340

Shower Room 300 X 290 WC, WHB, SHOWER

Features

- Four Bedroom compact Energy Efficient house
- Built in 2024
- Living Room
- Air Source heating
- uPVC double glazed windows
- Fitted Kitchen
- Planning for Garage
- Enclosed rear yard with ample parking
- Four Bedrooms
- Ideal first time buyer



Stamp Duty Rates

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

Directions: From Westend Buncrana take the Cockhill Rd/R238 for 1.8KN Turn Left on to the Clonbeg road, continue on straight for 6.8 km, Turn left and continue on to Sharagore property is on left,

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 & Christ's Church.

Schools: Scoil Iosagain N.S., Saint Muras 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, Buncrana and Lisfannon have beautiful beaches on offer all within easy walking distance of the property. 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 are 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 our qualified staff

Internet: Full details of this property and all other properties are available on
www.inishowenproperties.com, www.propertypal.com

**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.