

# For Sale



Brae Road  
Burnfoot  
Co. Donegal  
F93 PX68

Asking Price €145,000



Beautifully presented family home, on an elevated site with lovely countryside views.

Occupying an elevated 0.6 acre plot, this property offers generous living space extending to 150 sq m (1,614 sq ft). This fine family bungalow is in a quiet yet very convenient location, and is only a minute drive away from the village of Burnfoot, with Bunrana and Derry City 10 minutes away. An early appointment to view this fine home is strongly recommended.

### FEATURES

- 0.6 acre plot
- Cavity wall insulation- 20 year guarantee
- uPVC double glazed windows and doors
- Beautifully present family home
- A quiet yet convenient location
- Bright spacious accommodation
- Lovely countryside views
- Oil fired central heating
- Blinds and light fittings included
- Tarmac drive
- Garden decking area



## ACCOMMODATION DETAILS

<b>Hallway:</b>	4.08m x 1.79m
<b>Sitting Room:</b>	4.84m x 3.45m
<b>Family Room:</b>	4.04m x 3.6m
<b>Kitchen / Dining Area:</b>	5.86m x 3.67m
<b>Utility Room:</b>	3.07m x 1.93m
<b>W/C:</b>	1.93m x 1.64m
<b>Master Bedroom:</b>	4.81m x 4.55m
<b>Bedroom 2:</b>	3.85m x 3.4m
<b>Bedroom 3:</b>	3.93m x 2.83m
<b>Bedroom 4:</b>	2.93m x 2.91m

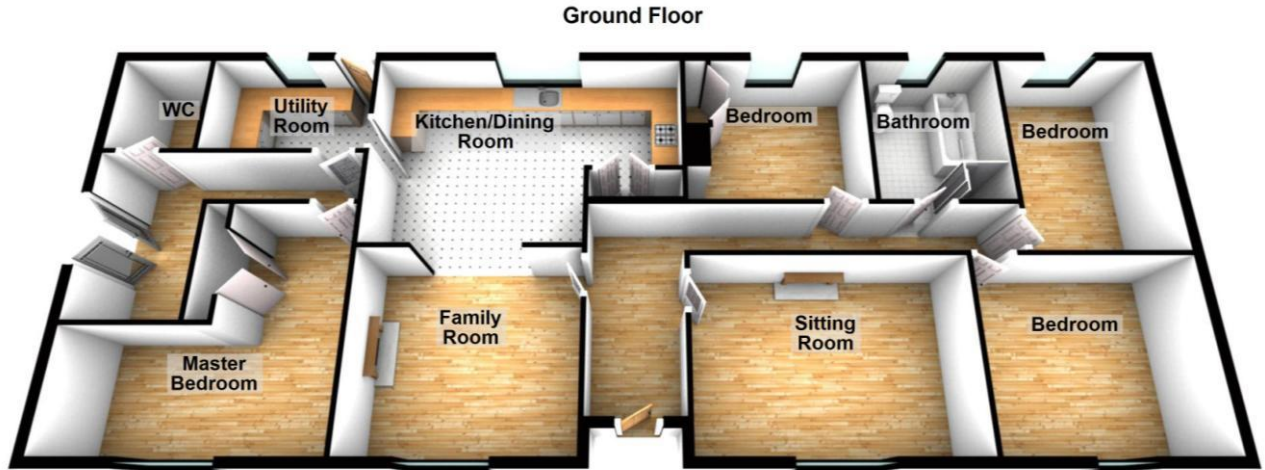
## BER DETAILS

**BER:** E1  
**BER No:** 104798053  
**Energy Performance Indicator:** 302.16 kWh/m<sup>2</sup>/yr



## DIRECTIONS

From Derry driving into Burnfoot Village take the immediate right turn after crossing the Burnfoot Bridge onto the Brae Road. Proceed for approximately 2.5km and the property is located on the left side and is easily identifiable by our 'For Sale' board.



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**SOLICITOR**  
TBC

**VIEWING DETAILS**  
Please contact us to make an appointment. We are open Monday to Friday 9 am to 5.30 pm. Saturdays by appointment.

**PSRA Licence No. 003730 | [www.buchanans.ie](http://www.buchanans.ie) | [info@buchanans.ie](mailto:info@buchanans.ie)**

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