

BEATTIE REAL ESTATE

FOR SALE



No 4 Thomas Street, Castleblayney, Co. Monaghan A75K231



Well-Located 3-Bed Terrace House – Renovated to a High standard .This deceptively spacious 3-bedroom terrace house has been expertly renovated, offering a turnkey finish-offering 78 sqm (840 sq/ft) of modern living space. Ideally positioned near Lough Muckno Park and all Castleblayney town amenities, it's perfect for family living. Features Include: Bright & Modern Interior – Recently extended to add a contemporary kitchen/dining area and a second double bedroom. Thoughtful Layout– Living room, guest toilet, three bedrooms and a family bathroom. Private Walled Rear Yard (33 sqm) – Includes a 10 sqm concrete storage shed Viewing Recommended with sole agent John Beattie

BER : D1 112758669 54.20 kWh/m2/yr

PRICE : €195,000

Beattie Real Estate

Main Street, Castleblayney, Co. Monaghan A75 X683

Email: beattierealestate@gmail.com Web : www.btrealstate.ie

Ph: 042 9751551 Mob: 0876931623 PSRA Lic No: 001520



Title : Freehold Sale

PSRA Lic No 001520

No 4 Thomas Street Castleblayney Co. Monaghan A75K231

Dwelling Type: Mid-terrace house Year of Construction: 1920

Floor Area: 77.84 (m2) BER : D1 227.74 (kWh/m2/yr) BER No: 112758669

Directions: A75K231 Sat Nav —Thomas Street Castleblayney Co. Monaghan , From Market House end of main street beside Centra starting point.

Direction up henry street Hill , top of hill turn right into Thomas street
Contact us for further info. 0429751551

Area

This is a residential street location close to Castleblayney Town center .

Located close to the scenic park of Lough Muckno estate , lake and lovely walk trails , excellent for pet walks and freedom for them to run. The Area is a quiet. The home is a renovated 3 bed terrace town house,. Turn Key finish . Viewing highly recommended. as it is deceptive from the front with excellent accommodation within.

KEY FEATURES

- Superb condition and tastefully decorated
- Oil Fired heating
- Excellent area
- close to town
- Close to Lough Muckno Park
- Modern Kitchen Fit out
- Turn Key finish
- Furniture Included



PROPOSED HOUSE DISCRPTION

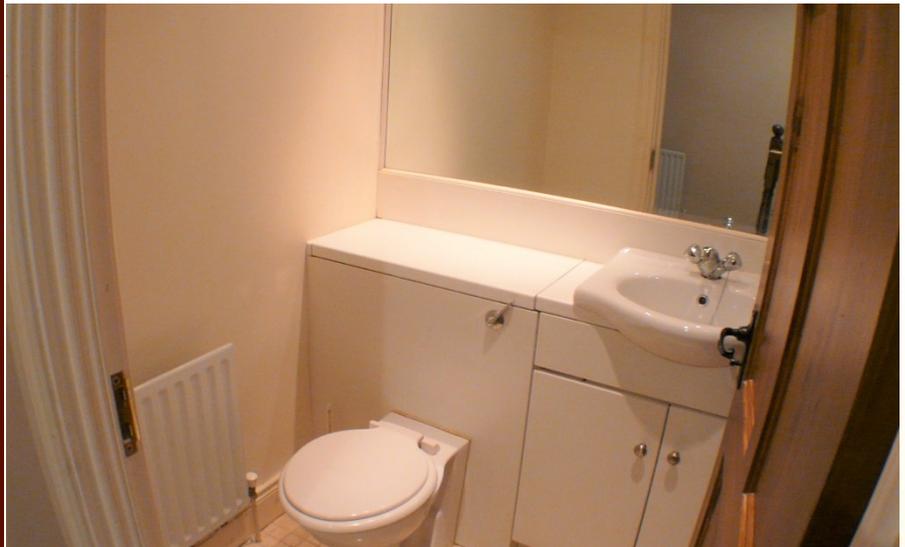
The proposed House itself is of solid stone wall construction dry lined internal , with plaster wet dash painted finish, ground floor, suspended timber first floor, double glazed windows, gutters and down pipes . The property sits in a row of terrace house in Thomas st castleblayney. There is recent new extension kitchen with a double bedroom above.

SERVICES

All Principle services including mains water and drainage, local mains supply . Telephone and broadband are available and previously connected and used .

ADDITIONAL INFORMATION

This an renovated town house to a high standard of modern accommodation . Common sense would suggest and recommend all prospective buyers obtain an engineers report so a to be happy with its present condition and work completed .



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All window double glazed PvC. Heating oil fired central heating, Broadband and telephone available. Irish water supply in and out.

Accommodation

- Living room
- Kitchen Dinning room
- Guest Toilet
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Landing hall
- Landing
- Shower room wc whb
- Hot press.
- Back Yard in inc shed

Room Dimensions

- 2.365 m x 6.22 m
- 3.59 m x 4 m
- 1.433 m x 2.342 m
- 3.63m x 3.62 m
- 2.762 m x 2 m +.7m w/d
- 2.49m x 3.67m
- 0.995m x 3m
- 2.31m x 1.97m
- 1.433 m x 2.342 m
- 0.7m x 0.8m
- 19.62m x 2.79 m



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John Beattie MIEI, MIPAV (CV), MLIA , QFA.
Certified Auctioneer & Valuer.
Fully Indemnified

PSRA Lic No. 001520

If you are thinking of Renting or Selling your property give us a Call -- 042 9751551 or just drop into our office - Main Street, Castleblayney, Co.Monaghan.

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1. To offer the BEST Marketing and Advertising solutions for the sale or Letting of your property .
2. Aspire to offer the BEST service in our profession.
3. To offer our services at the BEST possible prices, we can manage.



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