

BEATTIE REAL ESTATE

FOR SALE



No 2 Upper York Street Castleblayney, Co. Monaghan A75RX43



FOR SALE

A Spacious 4/5 Bedroom Semi-Detached Townhouse in the Heart of Castleblayney.

Beattie Real Estate is delighted to present No 2 Upper York Street to the market – a deceptively spacious 4/5 bedroom semi-detached townhouse extending to approximately 121.71 sq m (1,310 sq ft). Situated in a convenient town centre location, this property offers excellent accommodation with the added benefit of off-street parking to the front and an enclosed yard to the rear. 1310 sqft. Viewing Recommended 087 693 1623

BER : D2 no : 113095806 288.65kwh/

GUIDE : €265,000

Beattie Real Estate

Main Street, Castleblayney, Co. Monaghan A75 X683

Email: Info@btrealstate.ie Web : www.btrealstate.ie

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



Directions:

No 2 Upper York Street A75 RX43 town center Castleblayney .
Close to Castleblayney Garda Station



LOCATION

No 2 Upper York Street is situated within walking distance of Castleblayney town centre, offering a range of amenities including shops, supermarkets, schools, healthcare facilities, pubs, restaurants, and recreational amenities. The property benefits from easy access to the M1 motorway, providing convenient commuting to Dublin, Belfast, and surrounding towns.

KEY FEATURES

- Spacious 4/5 bedroom semi-detached townhouse
- Extending to 121.71 sq m (1,310 sq ft)
- Convenient town centre location
- Off-street parking to front
- Enclosed yard to rear
- Downstairs bedroom/office with flexibility for use
- Guest WC on ground floor
- Electric heating



PROPOSED HOUSE CONSTRUCTION

Constructed circa 1970, this substantial family home extends to approximately 121 m² (1,310 sq. ft.) of living space.

The property benefits from cavity wall construction, with an exterior finish of half brick and pebble dash. The ground floor is of solid concrete construction, while the first floor is of suspended timber. The roof is a single apex structure finished with tiles.

PROOF OF FUNDS.

Note: As normal with Beattie Real Estate, all bids must be accompanied by proof of funds.

All information provided in good faith but should be verified with your solicitor before contract completion.

All enquiries to John Beattie – 087 693 1623



Accommodation

Entrance Hall 2.37m x 3.71m

Living Room 4.73m x 3.46m

Dining Room 3.94m x 3.36m

Kitchen 3.23m x 2.98m

Utility Room 2.94m x 2.61m

Guest WC (WHB) 1.52m x 0.95m

Downstairs Bedroom/Office 4.67m x 2.67m

Landing 2.18m x 1.11m

Family Bathroom (WC, WHB, shower over bath) 1.99m x 1.96m

Bedroom 1 (Double) 3.1m x 2.7m

Bedroom 2 (Double) 3.05m x 2.4m

Bedroom 3 (Double) 3.80m x 3.56m

Bedroom 4 (Double) 2.63m x 2.63m

Front: Off-street parking measuring approximately 3m x 11.58m

Rear: Enclosed yard measuring approximately 11.58m x 4.9m





ADDITIONAL INFORMATION

- BER Rating D2
- BER No. 113095806
- Year Built Approx. 1972
- Heating Electric
- Eircode A75 RX43
- Floor Area 121.71 sq m
(approx. 1,310 sq ft)
- Tenure Freehold
- Viewing Strictly by appointment with Beattie Real Estate



**IMPORTANT DECLARATION –
PREVIOUS TENANCY DETAIL**

(For information of purchasers)

Last rent payable: €915 per month

Previous tenant vacated: 15th December 2025

**Tenant left of their own accord
(voluntary vacation)**

Note: This information is provided to assist any future purchaser landlord in complying with rent-setting regulations under the Residential Tenancies (Amendment) (No. 2) Act 2025, effective 1st March 2026, which requires evidence of previous tenancy rent and that the tenant left voluntarily when setting a new rent.



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Beattie Real Estate, for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute an agreement nor constitute part of an offer or contract; (ii) 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 purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them; (iii) No person in the employment of Beattie Real Estate has the authority to make representation or warranty whatever in relation to the property.



Best Practice Marketing solutions Available.

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