

**BEATTIE REAL ESTATE**

**FOR SALE**



**No 50 Knocktornagh, Castleblayney, Co. Monaghan A75XT57**



**FOR SALE 3-Bed Semi-Detached Family Home**  
A spacious and well-designed home, located in a sought-after location, offering: Two generous double bedrooms (master with \*en-suite\*) Third bedroom (ideal as a home office or single room) Three bathrooms (family bathroom, en-suite & guest WC) Large modern kitchen/dining area\* Bright living room with feature fireplace and bay windows Private front driveway & low-maintenance gardens . 100m/s living space –1076sqft  
Viewings Recommended John Beattie 087 693 1623

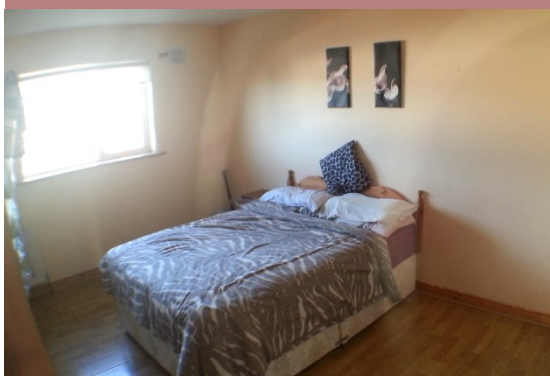
**BER : D1 no : 109247189 228.59kwh/ GUIDE : €235,000**

**Beattie Real Estate**

Main Street, Castleblayney, Co. Monaghan A75 X683

Email: [Info@btrealstate.ie](mailto:Info@btrealstate.ie) Web : [www.btrealstate.ie](http://www.btrealstate.ie)

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



#### Directions:

Knocktornagh A75XT57 is on the outskirts of Castleblayney by way of Conabury hill towards upper Bree back road .

50 KNOCKTORNAGH

CASTLEBLAYNEY

CO. MONAGHAN

A75 XT57



#### Area

This is a popular residential location on the outskirts of Castleblayney. Located on a secondary Road The Area is a quiet sought after respectable estate. The houses are highly regarded comfortable homes.

#### KEY FEATURES

- Well laid out family Home
- Large living room
- Fire place
- Oil Fired heating
- A spacious Back Garden
- Excellent area
- close to town
- 3 Bedrooms
- 3 toilets
- Well Finish property



Beattie Real Estate



## PROPOSED HOUSE CONSTRUCTION

The proposed house was built in 2004 . 100m<sup>2</sup> of living space . It is of modern cavity wall construction , plaster exterior pebble dash finish, concrete ground floor, suspended timber first floor, single apex roof structure with tile finish. PVC double glazed windows, PVC gutters and down pipes . The property is set back and sits in a cul de sac . Has its own front drive and garden highly sought family Home.

## SERVICES

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

## PROOF OF FUNDS.

Note please as normal with Beattie Real Estate all bids must be accompanied with proof of funds.

All information is provided in good faith but should be verified with your solicitor before completion of contract. All enquiries to John Beattie 0876931623



### No 50 Knocktornagh, Castleblayney, Co. Monaghan

All window PVC double glazed. Heating is oil fired central heating, Open fire in living room. Broadband and telephone available. Irish water supply in and out.

### Accommodation

- Hall
- Living room
- Kitchen /Dinning room
- Family Bathroom
- 3 bedrooms x 2 double 1 x single
- 3 toilets , guest toilet En-suite, main bathroom
- Drive way off street parking
- Garden front and rear



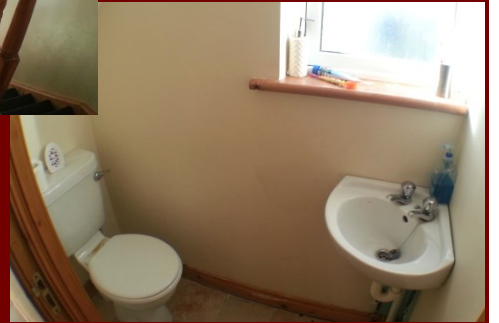
John Beattie MIEI, MIPAV (CV) QFA.  
Certified Auctioneer & Valuer.  
Fully Indemnified

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.

**Beattie Real Estate have 3 main objectives:**

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.



## No 50 Knocktornagh Castleblayney, Co. Monaghan A75XT57

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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