

BEATTIE REAL ESTATE

FOR SALE



No 128 Main St Lower, Ballybay, Co. Monaghan A75F433



For Sale: 1-Bedroom Terraced House

Guide Price:* €80,000 | *Sale Type:* By Private Treaty

BER:* E2 (376.56 kWh/m²/yr) | *BER No.:* 116366311 | *Year

Built:* 1890 | *Floor Area:* 38.91 m² (418.82 sq ft)

Property Description

This well-located 1-bedroom mid-terrace house is ideally positioned near Lough Major Park and Ballybay town center, offering easy access to local amenities. The property boasts a unique stone mason-finished frontage, adding distinctive charm and durability that sets it apart from neighboring homes.

Guide Price : € 80,000

BER : E2 No: 116366311

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

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Title : Freehold

1 Bed Mid terrace Living Space 38.91 sq/m (418.82 sq/ft)
 BER:* E2 (376.56 kWh/m²/yr) | *BER No.:* 116366311 | *Year
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Directions: A75F433 SAT NAV Note Sale Sign—viewing strictly by appointment with John Beattie.

Address: No. 128 Main Street Lower, Ballybay, Co. Monaghan,
 A75 F433

Accommodation:

Accommodation Includes:

Entrance Hall

Living Room with log stove fireplace

Kitchen/Dining/Utility Area

Bedroom 1

Bathroom with WC, WHB, and shower

Garden Shed* to rear

KEY FEATURES

Prime town-center location
 Striking stone mason façade
 Double-glazed windows & doors
 Oil-fired central heating + log
 stove (secondary heating)
 Mains services available



Services: mains water, electric connected, Broadband available .
Open stove fire place in living room
Oil fired central heating ,

In summary

The property represents excellent value for a first time buyer. This home is comfortable and easy to maintain. This property is also an excellent investment for a prospective Landlord
Estimate of current rental possible
@ €11,400 per year

Note please as normally 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



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