

**BEATTIE REAL ESTATE**

**FOR SALE**



**Tullynahinnera Castleblayney, Co. Monaghan A75TD70**



**FOR SALE** —Exceptional 4/5 Bedroom Executive Home on 0.733 Acres – Castleblayney to Lough Egish Road. Beattie Real Estate is delighted to present this exceptional executive home to the market – a deceptively spacious 4/5 bedroom detached residence extending to approximately 241.5 sq m (2,600 sq ft). Situated in a peaceful rural setting on the picturesque Castleblayney to Lough Egish road, this property offers outstanding accommodation with the added benefit of manicured gardens, a stone driveway, a generous shed, and a large pond with filtration system. Viewing recommended.

**BER : C1 no : 114667413 170.62kwh/ GUIDE : €450,000**

**Beattie Real Estate**

Main Street, Castleblayney, Co. Monaghan A75 X683

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Directions: Tullynahinnera, Castleblayney, Co. Monaghan, A75 TD70. Located on the Castleblayney to Lough Egish road, approximately 4 km from Castleblayney



#### LOCATION

Tullynahinnera is situated on the peaceful Castleblayney to Lough Egish road, offering a tranquil rural setting while remaining within easy reach of Castleblayney town centre and its 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

- Exceptional 4/5 bedroom executive home
- Extending to 241.5 sq m (2,600 sq ft)
- Peaceful rural setting on Castleblayney to Lough Egish road
- Manicured 0.733 acre site with cherry blossom trees
- Stone driveway and brick gate piers with ornamental caps
- Large pond with filtration system and mature goldfish
- Solid oak finishes throughout – doors, skirting, architraves
- Vacant possession upon completion
- Two reception rooms plus sunroom with solid roof
- Two ensuite bedrooms plus family bathroom and guest WC



## HOUSE CONSTRUCTION

Constructed circa 2006, this exceptional executive home extends to approximately 241.5 m<sup>2</sup> (2,600 sq. ft.) of living space.

The property benefits from traditional cavity wall construction, with an exterior finish of wet dash plaster. 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 natural slate.

Features include:

uPVC double glazed windows

Solid oak internal doors, skirting, and architraves throughout

Stone driveway and brick gate piers with ornamental stone caps

Manicured 0.733 acre site with cherry trees to front boundary

Large pond with full filtration system



### Ground Floor

Main Entrance Hall 4.20m x 3.08m

Sitting Room 4.50m x 4.48m

Study / Bedroom 5.420m x 4.28m

Kitchen 4.50m x 4.60m

Dining Area 4.50m x 5.90m

Sunroom 3.98m x 3.44m

Utility Room 3.00m x 2.98m

Guest WC 1.60m x 2.98m

### First Floor

Main Landing 5.30m x 3.03m

Bedroom 1 4.49m x 4.60m

Ensuite 1 1.56m x 2.00m

Bedroom 2 4.50m x 3.60m

Ensuite 2 1.65m x 2.00m

Bedroom 3 3.42m x 4.10m

Bedroom 4 4.20m x 4.22m

Family Bathroom 3.58m x 2.90m

### External

#### Front

Manicured lawns, cherry trees, Site

0.733 acre with mixture of small trees and shrubs

#### Rear

Generous shed, stone rockery, large pond with filtration system stocked with goldfish





#### ADDITIONAL INFORMATION

- BER Rating C1
- BER No. 114667413
- Year Built Approx. 2006
- Heating Oil fired central heating (to be confirmed on survey)
- Eircode A75 TD70
- Floor Area 241.5 sq m (approx. 2,600 sq ft)
- Tenure Freehold

## SERVICES

Service	Detail
Heating	Oil fired central heating
Electricity	Mains supply
Water	Group water scheme
Sewerage	(septic tank / mains)
Broadband	Available – high speed
Windows	uPVC double glazed

**Note: All services, appliances, and heating systems have not been tested. Intending purchasers should satisfy themselves by inspection or survey.**



## **Tullynahinnera Castleblayney, Co. Monaghan A75TD70**

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