House & Land For Sale



Tattinclave, Castleblayney, Co. Monaghan, A75X654



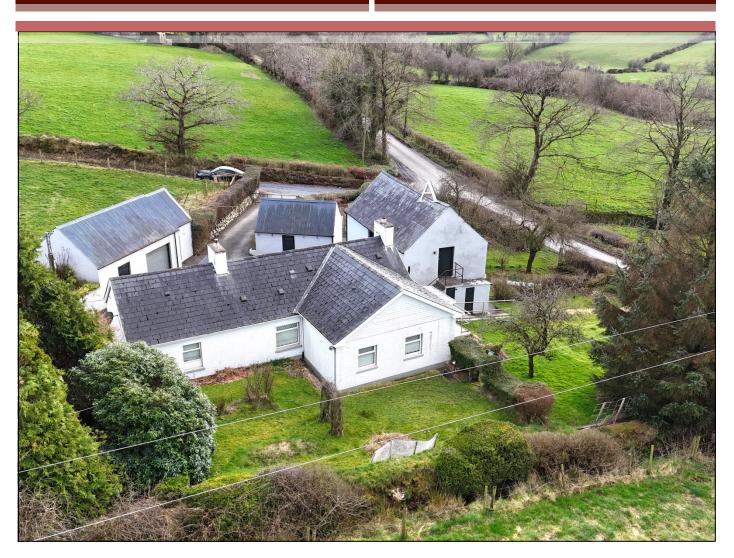
Guide Price :€225,000

We offer For Sale by Private Treaty in 1 Lot Tattinclave Two bed cottage bungalow with additional building and surrounding gardens. With 1.46 acre of land included The cottage has the benefit of being well renovated with well-kept gardens surroundings. .It sits in a private court-yard allowing privacy from the main road. All rooms are of a good size and the cottage is slightly bigger than its front gable suggests with extension to the rear.

The land is located to the west boundary of the residence currently used for grazing . Access to the land is by gate from road. The land is 1.46 Acres approximately 0.59 Hectares per folio map MN11721F. This property has the benefit of a number of useful out buildings with prospective good use. All enquiries to John Beattie

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Accommodation

Front porch - 2.26m x1.23m

Living Room - 4.54x 4.23m

Sitting room - 2.75 x 4.15m

Kitchen - 3.37m x 3.10m, Stanley type range

Back Hall: 2.13mx1.4m

Bedroom 1 - 3.30 x 3.05m

Bedroom 2 - 3.34m x 2.48m

Small sun porch- 1.42m x 0.89m

Main Bathroom - 1.97x 1.83 wc whb shower

Ensuite to bed 1-3.73mx 1.22mwc whb shower

Total living space being: - 71.59sq/m 770 sq/ft

Accommodation Outbuildings

Garage - 4.62m x 3.82m

Small shed - 2.95 x 2.96 m

Store Ground -3.87x4.33m 1.901 x4.33m

Large workshop 1st floor- 7.86 x 4.33m

Outside toilet 0.9 x 1.2m

Total external space being: -86.46sq/m 931 sq/ft

Beattie Real Estate

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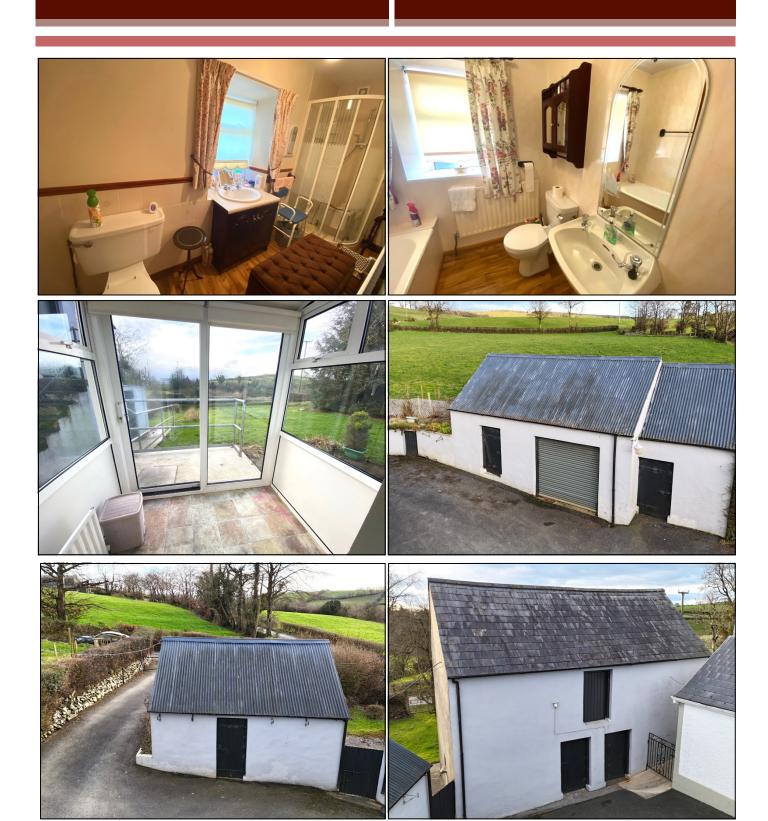






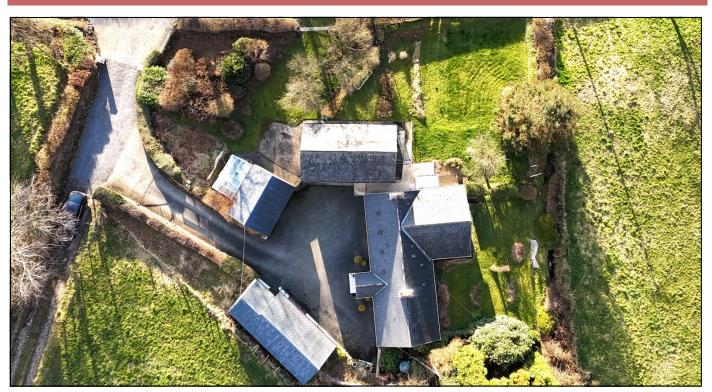
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Proof of funds

Note please as normally with Beattie Real Estate all bids must be accompanied with proof of funds. John Beattie has final say to accept a bid or not. The owner as given clear instruction all enquiries to John Beattie directly who will make all efforts to ensure information is provided promptly for all interested parties. All information is provided in good faith but should be verified with your solicitor before completion of contract. All enquiries to John Beattie 0876931623 or email beattierealestate@gmail.com or 0429751551



Total lands consist 1.46 acres 0.59 hectares also note this includes house plot from Folio MN11721F see boundary drawing. Also note location of septic tank.





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