

BEATTIE REAL ESTATE

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 courtyard 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

Beattie Real Estate

Main Street, Castleblayney, Co. Monaghan A75 X683

Email: beattierealestate@gmail.com Web : www.btrealstate.ie

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



Accommodation

Front porch - 2.26m x 1.23m
Living Room - 4.54 x 4.23m
Sitting room - 2.75 x 4.15m
Kitchen - 3.37m x 3.10m , Stanley type range
Back Hall: 2.13m x 1.4m
Bedroom 1 - 3.30 x 3.05m
Bedroom 2 - 3.34m x 2.48m
Small sun porch- 1.42m x 0.89m
Main Bathroom - 1.97 x 1.83 wc whb shower
Ensuite to bed 1- 3.73m x 1.22m wc 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 - 3.87 x 4.33m 1.901 x 4.33m
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

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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

Land

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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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.



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