

BEATTIE REAL ESTATE

FOR SALE



No 2 The Crescent , Castleblayney, Co. Monaghan A75EW66



We offer for sale this well located, 2 bedroom end- terrace house with garage area, The property is well situated to the front of The Crescent estate with an un-obstructed south facing aspect , A short walk 500m approx. east will take you to the town center ,schools shops, Lough Muckno estate park etc. very easy access in and out of the town via bypass which is approx. 1km west from the house. Nearest shop and petrol is 300m west oil4u forecourt. Located in a mature setting, the property offers good private off street parking for 2 cars, Front and rear gardens with mature shrubs landscaped. Front garden bordered with dwarf wall and rear with 6ft wooden fencing. Floor area offers 79.54 sq/m of living space. Sole Agent John Beattie.

Guide Price : € 140,000

BER : E1 No: 118450451

Beattie Real Estate

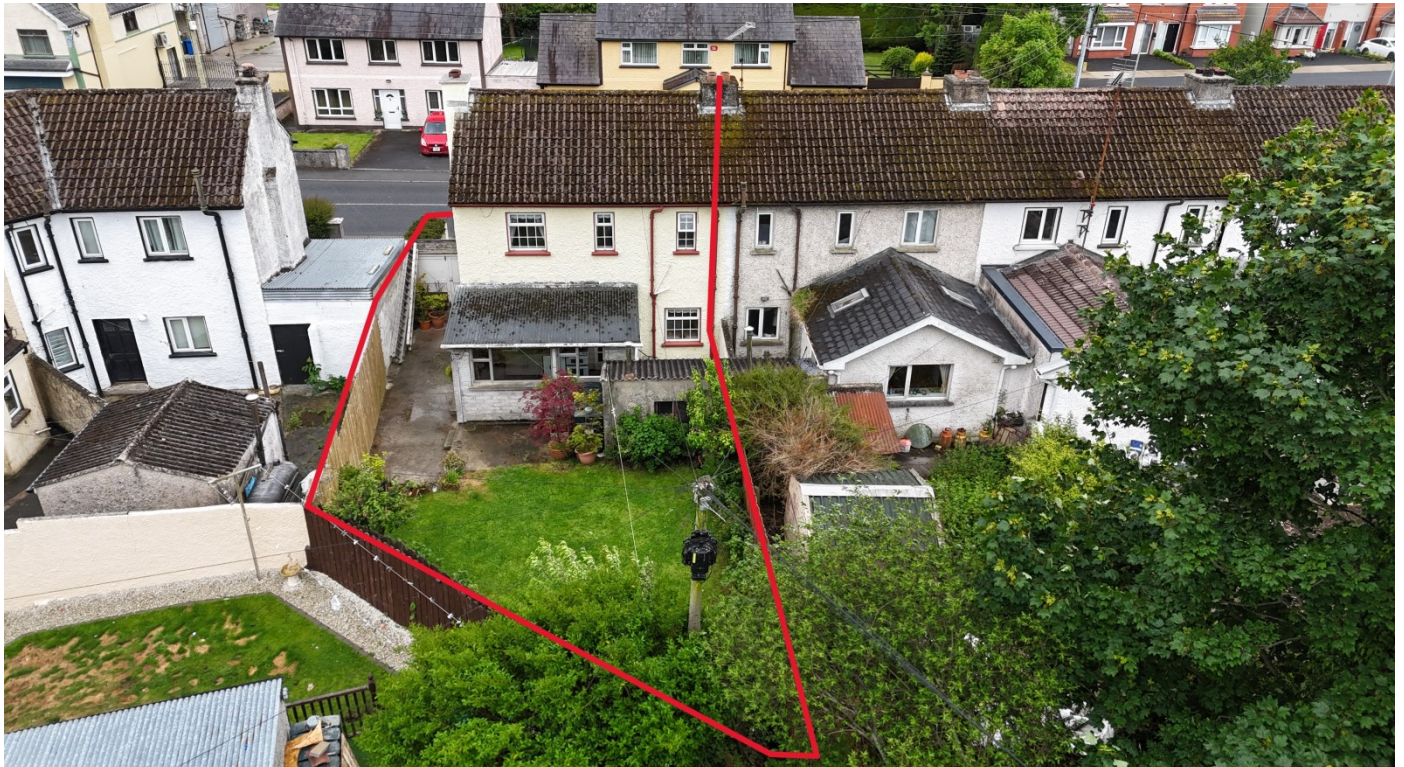
Main Street, Castleblayney, Co. Monaghan A75 X683

Email: Info@btrealstate.ie Web : www.btrealstate.ie

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

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Title : Freehold

2 Bed end terrace with garage Living Space 79.54 sq/m -856 sq/ft

BER: E1 number : 118450451 Built : 1960

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Directions: A75EW66 SAT NAV Note Sale Sign—viewing strictly by appointment with John Beattie.



Accommodation:

Main entrance, 1.17m x 0.89m

Front kitchen 3.54m x 1.74m

Dining area 3.50m x 2.56m

Utility/ back kitchen 4.15m x 2.60m

Living room 5.10m x 3.00m

Landing 1.92m x 1.64m

Upstairs Bathroom 1.63m x 1.63m

Bedroom 1 double 5.10m x 3.00m

Bedroom 2 double 3.38m x 3.56m

Outside area approx.

Garage area 5.00m x 2.50m

boiler shed 3.00m x 2.50m]

small yard 2mx2m

Rear garden 8.00m x 8.00m

Patio area 6.00m x 2.50m

Patio + 3.00m x 2.00m

Front garden 8.00m x 6.50m

drive tarred 6.5mx5m

KEY FEATURES

- Well located to front of estate
- Enclosed back patio & garden
- Front parking for 2 cars
- Double glazed windows & doors
- accommodation 856 sq/ft
- Good location close to bypass
- Close to all town amenities
- South facing aspect
- 2 fire places 1 open fire , 1 stove
- Potential for garage rework



SERVICES

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

IN SUMMARY

The property represents excellent value for a first time buyer. This home is comfortably and well maintained. It also includes all furniture and appliances shown, which offers a turnkey move in.

This property is also an excellent investment To Let from turn of key . Estimate of current rental roll being @ €14,400 gross per year which is 9.5% of return per year on capital outlay. This is estimated on current rent comparable of 27/05/25 being €1200 per month.

PROOF OF FUNDS

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

email

beattierealestate@gmail.com or
0429751551



John Beattie MIEI, MIPAV (CV), MLIA , 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.



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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.



Best Practice Marketing solutions Available.

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