

BEATTIE REAL ESTATE

FOR SALE



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Laurel Hill, Castleblayney, Co. Monaghan A75E429



We offer for Sale Laurel Hill Castleblayney Co. Monaghan

A three bed well laid out detached home situated 100 meters from the town center. Ideally located property is convenient to all amenities , also short 500m of the Castleblayney Bypass offering 1 hr to North Dublin or 1 hr to Belfast approximate estimate. The property is located close to the main telecom exchange with good broadband & mobile Phone coverage for those taking advantage of hybrid working. 3 well sized double bedrooms are available 1 reception room, 2 bathrooms , large kitchen/ dining 2 open fireplaces . Excellent B3 rating allowing benefit of "green mortgage" rates. Off street parking with Garage , Attractive mature garden, plenty of storage with 3 block built sheds .Modern double glazed pvc windows, Pvc fascia and gutters. This is a Highly sought after location in Castleblayney which rarely comes available, a viewing is recommended. Please check our 360 tour online

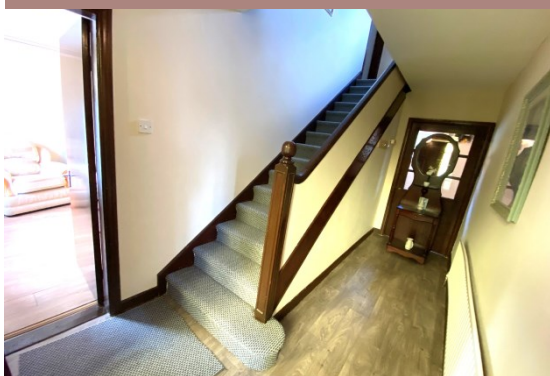
BER : B3 no 104962469 138.78kwh/m2/yr Guide Price : € 250,000

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



Title : Freehold

3 Bed Detached PSRA Lic No: 001520

BER : B3 no 104962469 138.78 kwh/m2/yr

Laurel Hill Castleblayney Co . Monaghan A75E429

Directions:

Castleblayney town A75E429 for the Sat Nav close to Beattie Real Estate office. Take Shercock road up hill towards St Mary's Hospital approx. 100 m and the property is located on the right hand-side. See Sale Sign..



Ground Floor

Entrance Hall: 4.7m x 2.1m

Lounge: 3.85m x 3.7m

Kitchen/dinning: 5.5m x 3.6m

Cloakroom: 0.85m x 2.05m

Back Hall : 0.95m x 2.2m

Utility :WHB 1.95m x 1.7m

Guest Toilet / shower: 1.6m x 1.7m WC, and shower

First Floor

Landing : 5.5m x 1.2m

Bedroom 1: 3.8m x 3.8m

Bedroom 2: 3.0m x 3.8m

Bedroom 3: 3.8m x 2.97m

hall to bathroom: 1.2m x 1.6m

Separate Toilet WC: 1m x 1.6m

Family Bathroom: 2.18m x 1.86m WHB, and Bath

KEY FEATURES

- Pvc double glazed windows
- Pvc fascia and gutters.
- Driveway with large garage
- decorative garden
- generous accommodation
- Highly sought after location
- Close to all town amenities
- Fast Broadband available
- 2 fire places
- Excellent B3 BER rating



SERVICES

The house cavity wall build, dry dash finish to front with brick render to front plastered render all other sides Suspended timber floors ground and 1st floor PVC double glazed windows, PVC gutters and down pipes and a single apex timber roof structure with slate covering. Heating is by way oil boiler.

ACCOMMODATION

Ground Floor

- Entrance Hall:
 - Kitchen/Dining room, Lino flooring with open fire place
 - High and low level fitted Kitchens units with work top.
 - Lounge, Carpet flooring open fire-place
 - Under stair Cloakroom/ storage
 - Utility area with WHB
- Guest toilet / shower

First Floor

- Bedroom 1 Carpet flooring with built in hand made wardrobes
 - Bedroom 2 Carpet flooring
 - Bedroom 3 Carpet flooring
 - Family Bathroom WHB, with bath
- Separate WC

Basement

The property ground floor as the benefit of a being a suspended wood floor. This gives rise to the beneficial use of a basement under this floor. Access to this area is via a hatch door in the utility room. It's ideal for additional storage and ease of access to running additional services about the ground floor if required. Electrical, plumbing etc are examples



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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Best Practice Marketing solutions Available.

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