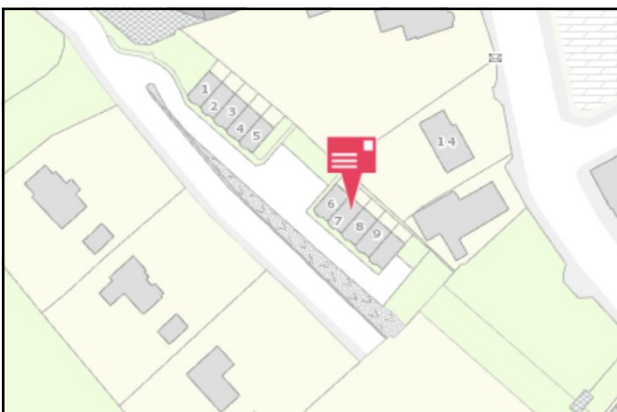


BEATTIE REAL ESTATE

TO LET



No 7 Conabury Close, Castleblayney, Co. Monaghan A75 HP83



Terraced House - 2 Bed

We offer To Let this well located 2 bedroom Terrace house. Which is within walking distance of Castleblayney town Center.

Accommodation: kitchen/dining area, living room, guest toilet, 2 bedrooms and family bathroom. well located 2 bed home in a quiet cul-de-sac mature setting. Good parking all civil work completed. Agent John Beattie.

BER : C2 184.54 kWh/m²/yr

Rent : € 950/per Mth

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

Title : Freehold

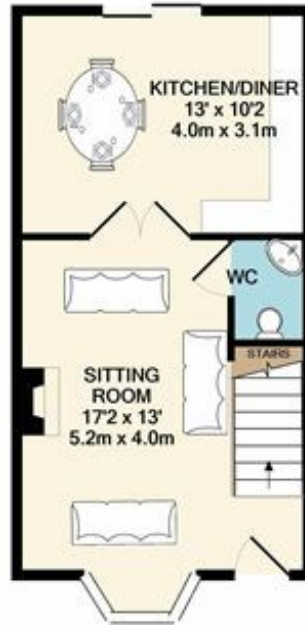
2 Bed Detached PSRA Lic No: 001520

BER : C2 Estimate 189.34 kwh/m2/yr to be completed soon

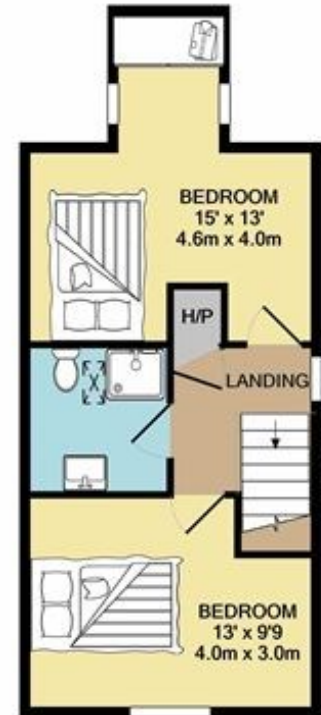
No 7 Conabury Close Castleblayney Co . Monaghan

Directions:

Castleblayney town A75 HP83 for the Sat Nav close to Beattie Real Estate office. Take Shercock road up hill towards St Mary's Hospital approx.



GROUND FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

KEY FEATURES

- Pvc double glazed windows
- Pvc fascia and gutters.
- Gas heating
- Gas Stove
- Highly sought after location
- Close to all town amenities
- Delightful clean brick finish
- Good BER rating Estimated C2
- Parking available to side
- Quiet cul-da-sac



HOUSE DISCRPTION

The property is excellent value offering lots of well thought out space for 65sq/m of area between living and storage , granted compact but very easy to maintain . Excellent private development tucked away in the middle of Castleblayney town. The subject property has a South west facing aspect to the front, common mature scrub beds surrounds the estate. The Property is in very good repair being well looked after over the years, modern Pvc windows and doors. gas fired heating with the benefit of a Gas fire place, Note no access to the rear Yard, only thru front door to patio.

SERVICES

The house is timber frame construction- clean brick finish to front with rendered plaster to the rear. Concrete ground and suspended timber 1st floor with attic having some insulation installed, PVC double glazed windows, PVC gutters and down pipes and a single apex timber roof structure with slate covering. Heating is by way of Gas boiler and Gas fire place .



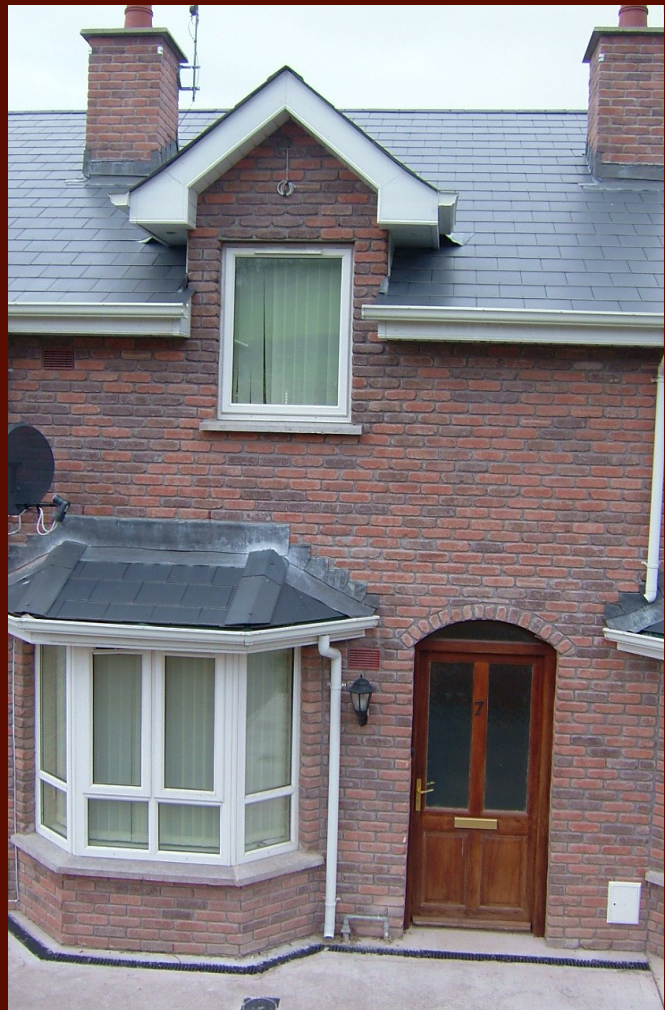
John Beattie MIEI, MIPAV (CV), MLIA , QFA.
Certified Auctioneer & Valuer.
Fully Indemnified

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.



No 7 Conabury Close, Castleblayney, Co. Monaghan A75 HP83



Best Practice Marketing solutions Available.

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