

BEATTIE REAL ESTATE

FOR SALE



Market Square , Castleblayney, Co. Monaghan A75XE16



We offer for Sale Market Square Castleblayney Co. Monaghan. Georgian period over basement 3 storeys terraced property with dormer attic, The property is situated in the heart of Castleblayney adjacent to Lough Muckno Castle Park, highly regarded town amenity, delightful scenic walks, fishing, picnicking and water sports. . The property is quite simple unique in Character and style. Beautiful fan tail windows to rear. It is reasonable from the onset to suggest the property will require upgrading and modernizing. A perfect DIY project allowing an opportunity to create an attractive home or investment property. It should be suggested but not guaranteed eligibility for grants should be investigated by the prospective buyer. A wonderful property deserving of due care and attention .

Guide Price : € 220,000

BER : Exempt

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 Terraced 1 Bathroom 146 sq/m living space 36 sq/m Rear yard

1571 sp /ft 387 sq /ft

BER : Exempt , Protected property

Market square Castleblayney Co . Monaghan A75 XE16

Directions: Castleblayney town A75XE16 for Sat Nav close to Lough Muckno Park —viewing by appointment with John Beattie.



Accommodation

Entrance Hall: 4.8m x 1.56m

Dinning room : 3.45m x 4m

Kitchen 3.5m x 2.8m

Landings x 4 : 0.95m x 1.9 m

Living room :4m x 4.9m

Bathroom 1.6m x 1.7m wc, whb , Bath , possible shower

Bedroom 1: 4.16m x 2.73m

Bedroom 2: 4.16m x 2.3m

Bedroom 3: 3.63m x 2.9m

attic dormer window : 3.6x4.8m

Basement Rm 1 : 4.8m x 2.5m

Basement Rm 2: 3.9m x 2.4m

Basement Rm 3 : 2.5m x 2.93m

Rear door hall :1.15m x1.4m

Outside shed 1: 1.57m x 4.5m

Outside shed 2 : 1.57x 1.8m

Yard : 3.1m x 7.5 m

KEY FEATURES

- Period Property
- Unique Style and Character
- Front parking
- Rear Yard 387Sq/ft
- accommodation 1571 sq/ft
- Highly sought after location
- Close to all town amenities
- Beautiful fan tail windows
- 2 fire places
- Rear Views Lough Muckno Park



SERVICES

Services: Mains water, electric connected, Broadband available . Open fire place in Dining room and Living room. Oil fired stove in Kitchen, Current heating is a mixture of electric storage heaters, stove and solid fuel fire places.

ACCOMMODATION

Current accommodation includes:

First floor: Main Entrance , Dining Room, Kitchen

Stairs to Basement : Basement 3 rooms Rear hall back door to Yard
Stairs to first floor : Large Living room, Bathroom,

Stairs to 2nd Floor : Main Bedroom , Adjoining 2nd bedroom, 3rd Bedroom
Stairs to Attic note restricted height; 4th bedroom / attic store

BASEMENT 3 ROOMS

Basement ; The property as the benefit of a 3 room basement leading out to the rear of the property. It is self contained with water and an old fire stove needs check . This gives rise to the possible use subject to advice. Maybe a flat , as it as separate rear entrance . Access to this area is also via a stair way form first floor hall. It's also ideal for additional storage and easy access, maybe an office . Possibilities worth investigation . Located in the yard are some out-houses also in need of renovation. Note all suggestion must not be relied on but investigated and qualified advice sought.



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.



View from Rear landings . Few properties we bring to Market have such unique benefit of this Location. Little needs to be said ,the photo speaks for itself . Such a beautiful backdrop over looking Lough Muckno park the lake and the serene beauty contained.

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