

**BEATTIE REAL ESTATE**

**FOR SALE**



**No 5 Cois Locha Doohamilit, Castleblayney, Co. Monaghan A75 KC82**



Substantial 4 Bed detached residence now available for Sale in Doohamlet village which is 5km from Castleblayney and Ballybay . Quiet and sought after country location. This property is a must see. The benefit of a well fitted out family home include, off street parking for 3 cars, Central Heating, all large and spacious rooms , 2 generous reception rooms , large kitchen/ dining with separate utility , en-suite from the main bedroom , guest toilet and family bathroom, Large back garden, Private Cul-da-sac with low traffice . Call to arrange a viewing .

**BER: C2**

**Guide Price : €255,000**

**Beattie Real Estate**

Main Street, Castleblayney, Co. Monaghan A75 X683

Email: [Info@btrealstate.ie](mailto:Info@btrealstate.ie) Web : [www.btrealstate.ie](http://www.btrealstate.ie)

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



**Title : Freehold**

**House For Sale** PSRA Lic No 001520

No 5 Cois Locha Doohamlet

Castleblayney

Broomfield

**Co. Monaghan**

**Directions:**

Castleblayney to Doohamilit turn right at crossroads in village at shop next left into Cois Locha housing estate then next immediate left into cul da sac . House No 5 Eircode :A75 KC82

**Area**

This is a popular residential location on the outskirts of Doohamilet Village . Located on a secondary Road just off the main Castleblayney to Ballybay road . The Area is a quiet sought after respectable estate. The houses are highly regarded warm and comfortable homes.

**KEY FEATURES**

- Large Detached Family Home
- Quiet Cul-da sac
- Fire place
- Oil Fired heating
- A spacious Back Garden
- Excellent area
- close to towns
- 4 Bedroom
- 2 reception rooms
- Well Finish property



## PROPOSED HOUSE DISCRPTION

The proposed House itself is of modern construction timber frame structure with plaster exterior pebble dash finish, concrete ground floor, suspended timber first floor, PVC double glazed windows, PVC gutters and down pipes . The property is set back and sits in a cul de sac . Has its own front drive and garden highly sought after family Home.

## SERVICES

All Principle services including mains water and drainage, local mains supply . Telephone and broadband are available and connected.



## Accommodation

- Hall : 5.85m x 2.39m
- Living room : 4.26m x 3.53 m
- Sitting Room 3.55m x 4.78m
- Kitchen Dining room : 3.58x x 6.83m
- Utility : 2.98m x 1.45m
- Guest toilet : 1.18m x 1.5m
- Back hall : 1.52m x 1.18m
- Main landing : 7.64m x 2.29m
- Family Bathroom : 1.75m x 2.66m
- Bedroom 1 : 3.54m x 3.76m
- En-suite : 0.87m x 2.64m
- Bedroom 2 : 4.20m x 3.42m
- Bedroom 3 : 3.56m x 3.54 m
- Bedroom 4 : 3.06m x 3.02m
- Internal living space : 152 sq/m
- Site plot: 400 sq/m 1/10th of acre approx.



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 5 Cois Locha, Doohamilt, Castleblayney, Co. Monaghan

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Best Practice Marketing solutions Available.

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