



## Gallagh , Clontibret, Co. Monaghan



Large Site for sale with full planning permission for Architecturally designed executive residential dwelling. Uncommonly large plot measuring 1.3 Acres . Located in Clontibret village which is just off the main N2 national road Monaghan to Dublin road. Centrally located with all amenities . Excellent area with very good quality properties surrounding the site. All enquiries to sole agent John Beattie 0876931623 PSRA Lic No: 001520. . All prospective bids must be accompanied with proof of funds. Plan ref 20/27 granted 06/7/23

**Guide : €90,000**

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



Side Elevations



Rear Elevation

**Title : Freehold**

SITE FOR SALE Planning Ref 20/27 GRANTED 06/07/23

Gallagh

File No: 23/128

Clontibret Co. Monaghan

Closest Eircode for convenience to find being H18P223

Please note this eircode has no connection with sale what's so ever.

**Directions: H18P223**

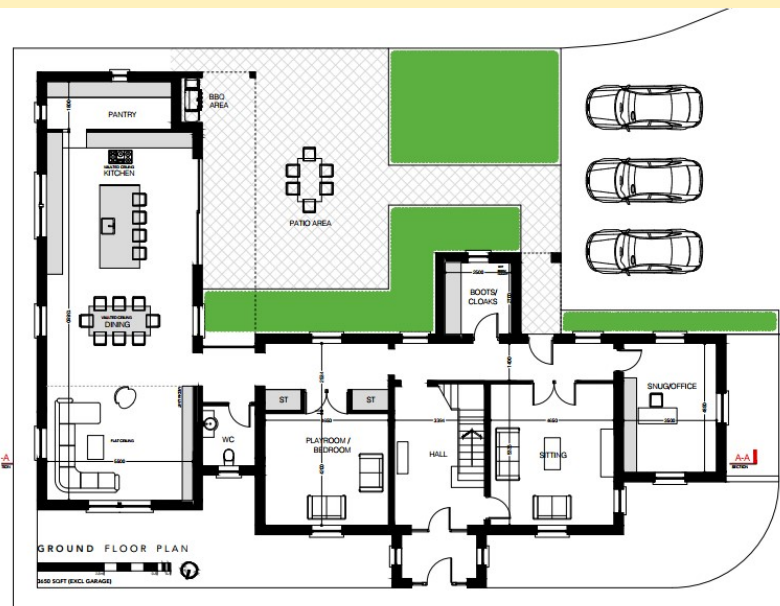
Clontibret roundabout N2 Monaghan to Dublin side head for Keady approx 1 mile on right side see Sale Sign also direction signs from roundabout , site approx. 300m in off main road.

**Area**

This is a popular residential location on the outskirts of Clontibret village. Located on a secondary Road just off the main Dublin N2 . The main N2 road from Castleblayney to Monaghan . The Area is predominantly agricultural with some residential mostly detached houses dotted though out the area with farm land situated predominantly. The area has not experienced any large scale development in recent years .

**KEY FEATURES**

- full planning permission
- Plot measuring 1.3 Acres
- Uncommonly large plot
- Located just off the main N2
- Close to all amenities
- Excellent area
- Large & Spacious design
- Architecturally Designed Property



Ground Floor Plan

## PROPOSED HOUSE DISCRPTION

The proposed house itself will be of modern construction and good design. Suggested concrete block cavity wall structure with concrete ground floor, suspended timber first floor, PVC double glazed windows, PVC gutters and down pipes and a single apex timber roof structure with slate covering. The proposed property is set back and sits above the road level. The BER will be of a high value.

## SERVICES

All Principle services are close by local area scheme with modern sewage treatment system proposed . electricity and telephone are available in the area be connected to the property.

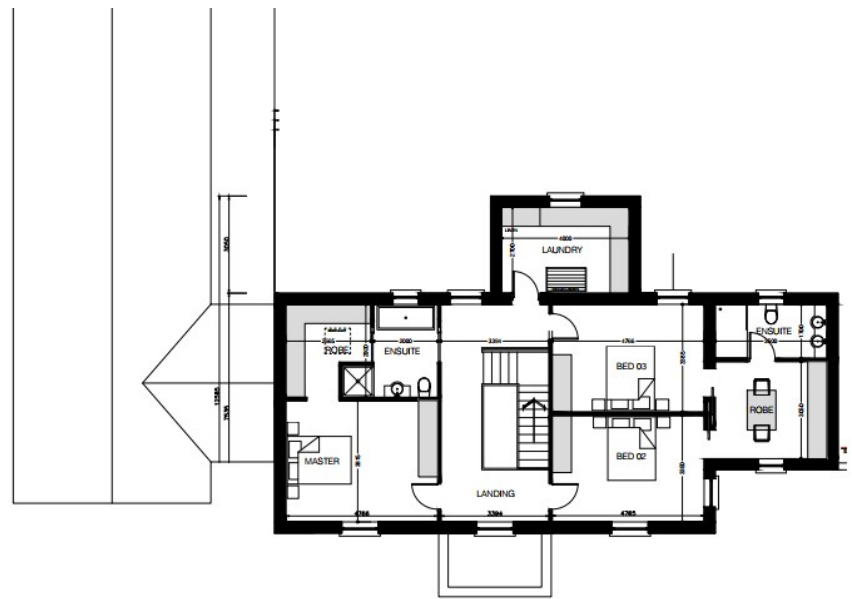
## ADDITIONAL INFORMATION

Grant 06/07/23 Ref 20/27

file No 23/128

Monaghan Co Council Planning office.

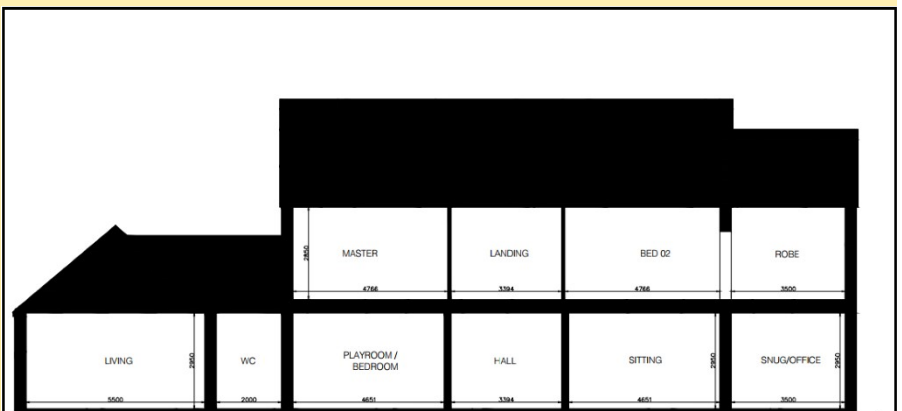
We would suggest all interested have their engineer check out the file on the Monaghan co council



First Floor Plan

## Proposed accommodation see plans pdf on website

- Porch with main Hall stairs to first floor.
- Playroom/ ground floor bedroom 4
- Sitting room
- Snug / office
- Guest toilet WC
- Extensive Kitchen / Pantry /Dinning room/ Lounge
- Boats Clock back door
- Family Bathroom
- Large Main Bedroom with En-suite walk in wardrobe
- 2 & 3 large bedrooms with shared en-suite walk in wardrobes
- Laundry room



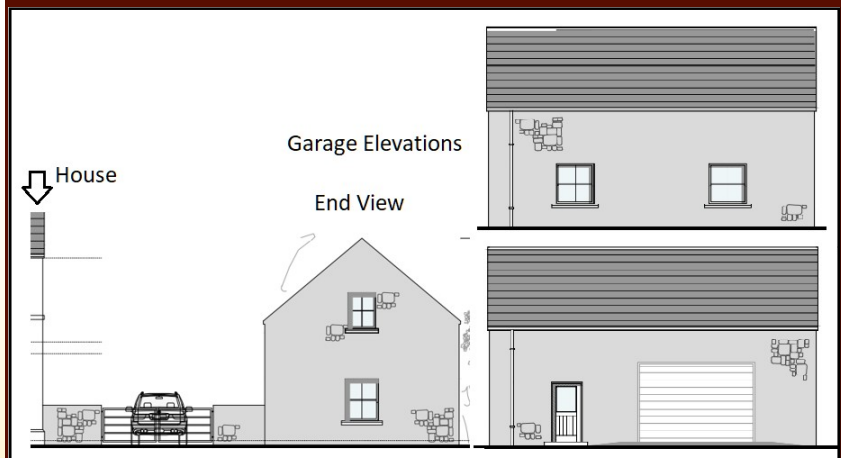
Section A-A

The proposed property has the benefit of a significant detached 2 story garage located to the east side of the site . Attached to the house via wall and gate . See pdf drawings for further information

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.

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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.



## Gallagh, Clontibret , Co. Monaghan

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