

For Sale

Asking Price: €125,000

**Sherry
FitzGerald**
Conor McManus



28 Beechgrove Lawns,
Monaghan,
Co. Monaghan,
H18 VK81

BER D2

sherryfitz.ie
PSRA 003931



Sherry Fitzgerald Gallagher are pleased to bring to the market, 28 Beechgrove Lawns, Monaghan.

A well- presented property located within walking distance from Monaghan town centre, schools and shops.

Accommodation in brief comprises, an entrance hall, living room, kitchen/dining, playroom/utility with en-suite/guest toilet facilities. On the first floor are three bedrooms and the main bathroom.

Early viewing recommended as this property is sure to appeal to investors and first- time buyers alike.



Special Features & Services:

- Total Floor Area: 31.2 sq. mts. (981 sq.ft.)
- Mature setting
- Ideally located at the entrance of Beechgrove Lawns
- With easier walking distance to schools and town centre
- Private parking to front
- Enclosed rear garden
- Attached out- house to the rear
- Upvc double glazing
- O.F.C.H

Accommodation:

Entrance Hall: With wood floor.

Sitting Room: 4.3m x 3.3m (14'1" x 10'10"): Quality fireplace with open fire. Double doors to kitchen/dining area, wood floor, molded coving.

Kitchen Dining Room: 5.1m x 3.0m (16'9" x 9'10"): Fully fitted kitchen,

Playroom/Utility: 2.7m x 2.6m (8'10" x 8'6"): Used currently as a ground floor bedroom, very suitable as room for the kids to play or simply a utility room with an en-suite and door to the rear.

Guest wc: 2.5m x 1.4m (8'2" x 4'7"): Guest shower and toilet facilities on the ground floor.

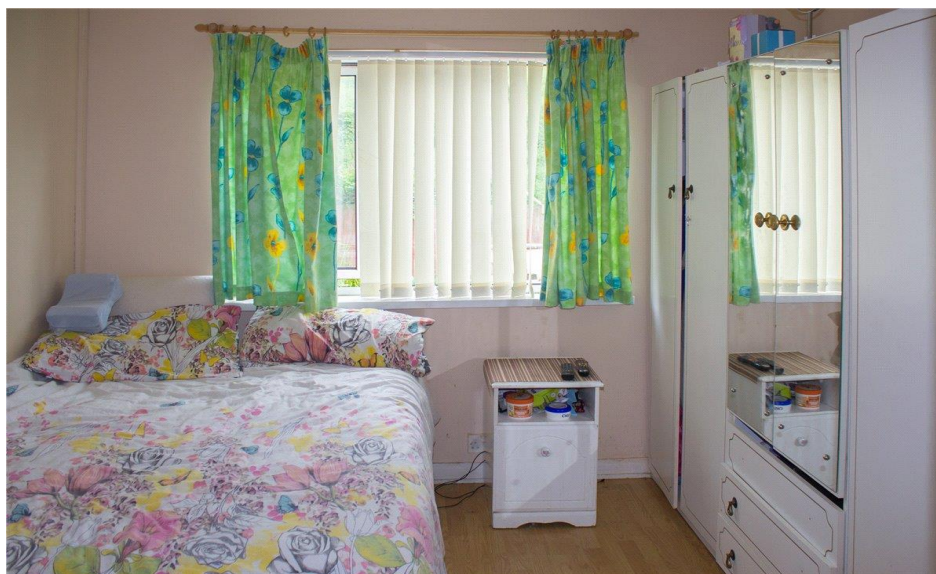
Bedroom 1: 4.2m x 2.2m (13'9" x 7'3"): Double room to the front with wood floor.

Bedroom 2: 3.7m x 2.9m (12'2" x 9'6"): Double bedroom to the rear with wood floor.

Bedroom 3 3.6m x 2.5m (11'10" x 8'2"): Small double to the front of the property, wood floor

Bathroom: 2.2m x 1.8m (7'3" x 5'11"): Bath with electric shower over, whb, wc, tiled floor and splash backs.

Hot Press:



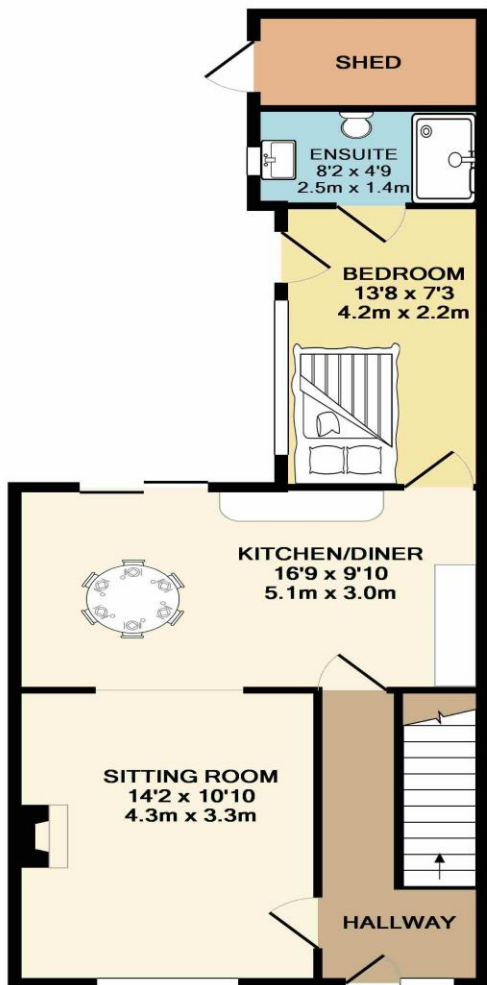
Directions:

Take the Cootehill Road from Monaghan town. Continue past the Spar Shop on the left hand side

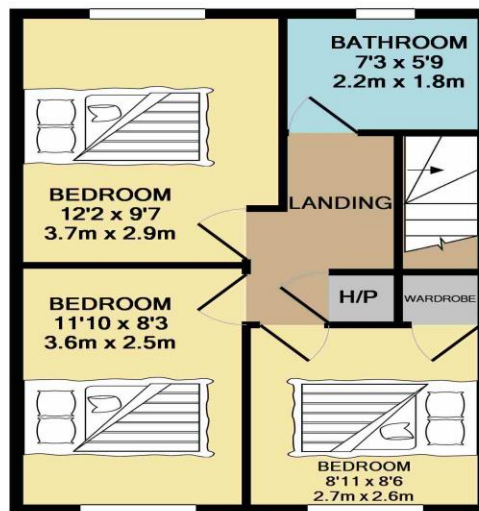
Take the next turn to the right into Beechgrove Lawns No. 28 is located on the left hand side. Sherry Fitz sale board is erected on the property.

BER D2, BER No. 112590906

All intending purchasers are advised to satisfy themselves on the above details which are intended for information purposes only.



GROUND FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 981 SQ.FT. (91.2 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 as to their operability or efficiency can be given
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NEGOTIATOR

Sonia Harvey MIPAV TRV
MCCEPI
Sherry FitzGerald Conor
McManus
22/23 Glaslough Street,
Monaghan, Co Monaghan
T: 047 71461
E: sonia@sfgallagher.ie

sherryfitz.ie

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