

REA

GUNNE PROPERTY



CHARMING SEMI-DETACHED RESIDENCE 85 SQ M

FOR SALE BY PRIVATE TREATY

**LAVERNE,
BALLYBAY ROAD,
CARRICKMACROSS,
CO. MONAGHAN,
A81 AK20.**

AMV €195,000



DESCRIPTION

CHARMING SEMI-DETACHED RESIDENCE

A beautifully presented three bedroom semi-detached residence with mature enclosed garden and side car port, situated along the Ballybay road 1 km from town, easy access to N2, convenient to all amenities.

FEATURES

- Mains Services
- Gas Fired Central Heating
- Enclosed Rear Garden
- Side Car Port
- Convenient to all amenities
- Easy access to N2
- 1 km from Carrickmacross Town.
- Ideal For Owner Occupation or Investment

ACCOMMODATION

Hall: Tiled

Sitting Room: (4.1m x 3.8m) Carpet, Gas fire

Kitchen/Dining room: (5.7m x 3.4m) Wooden floor, fitted units

Bedroom 1: (3.8m x 3.9m) Carpet, Walk in wardrobe

Bedroom 2: (3.9m x 4.1m) Carpet, Walk in wardrobe

Bathroom: (1.7m x 2.1m) Tiled bath, WHB, WC, Electric shower

Bedroom 3: (2.4m x 2.5m) Carpet

DIRECTIONS

From Carrickmacross town centre continue out the Castleblayney road, take the second left, continue to the roundabout and take the second exit straight ahead and property located on the right hand side.

VIEWING

Strictly by appointment with the sole Agents.

Contact Negotiator:

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Conditions to be noted:

Whilst every care has been taken in the preparation and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given, nor do they constitute any or part thereof and are for information only. REA Gunne Property or their clients do not hold themselves responsible for any inaccuracy in these particulars.