

BEATTIE REAL ESTATE

FOR SALE



No 1 Upper York Street Castleblayney, Co. Monaghan A75FK60



FOR SALE

A Charming 3-Bedroom End-Terrace Residence in the Heart of Castleblayney. Beattie Real Estate is delighted to present No 1 Upper York Street to the market – a deceptively spacious 3-bedroom end-terrace residence extending to approximately 77 sq m (829 sq ft). Situated in a convenient town center location, this property offers excellent accommodation with the added benefit of a walled front lawn to the front and a generous rear garden with detached garage.

Viewing Recommended. 042 975 1551

BER: E2 : 113095806 349.36 kWh/m²/yr GUIDE : €225,000

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



Directions:

No 1 Upper York Street, A75FX60, Castleblayney town centre, close to Castleblayney Garda Station.

Eircode for sat nav: A75FX60



LOCATION : No 1 Upper York Street is situated within walking distance of Castleblayney town Center, offering a range of amenities including shops, supermarkets, schools, healthcare facilities, pubs, restaurants, and recreational amenities. Lough Muckno, with its beautiful lakeside walks and leisure facilities, is also close by. The property benefits from easy access to the M1 motorway, providing convenient commuting to Dublin, Belfast, and surrounding towns.

KEY FEATURES

Extending to approximately 77 sq m

Convenient town centre location

Walled front lawn set back from road

Generous rear garden 175 sq/m

Detached garage with roller door

Two reception rooms with fireplaces

Guest WC / wet shower on ground floor

Oil fired central heating (OFCH)

uPVC double glazed windows

High-speed internet available



PROOF OF FUNDS

As normal with Beattie Real Estate, all bids must be accompanied by proof of funds.

Acceptable proof includes:

1/Mortgage Approval in Principle (letter from a recognized lender)

2/Bank or Credit Union statement showing sufficient funds

Proof of funds must be dated within the last 30 days and clearly show the bidder's name and address.

Bids received without proof of funds will not be presented to the vendor.

IMPORTANT DECLARATION –

NO PREVIOUS TENANCY

The property was not rented out for 2 years prior to the date of death (16th March 2026).

For a future purchaser/landlord: Under current RTB legislation (effective 1st March 2026), a new landlord may set the initial rent to market rent as there is no historical tenancy restricting the rent. Purchasers should use the RTB Rent Calculator and seek independent legal advice.

PROBATE

The sale is subject to the issue of a Grant of Probate. Probate papers are due to be lodged mid-June 2026, with the Grant anticipated 8–10 weeks thereafter. Purchasers must be willing to accept this timeline.



ACCOMMODATION

Entrance Hall	4.12m x 1.59m
Hall to Kitchen	2.29m x 0.83m
Sitting Room:	3.68m x 3.05m (fireplace)
Living / Dining Room	3.2m x 3.13m (fireplace)
Kitchen	2.52m x 3.24m
Guest WC WHB WC	2.18m x 0.67m Shower
Landing	2.63m x 2.09m
Family Bathroom (WC, WHB, shower over bath)	2.09m x 1.32m
Bedroom 1 (Double)	3.63m x 3.21m
Bedroom 2 (Single):	2.87m x 2.58m
Bedroom 3 (Single / Study):	2.14m x 2.12m

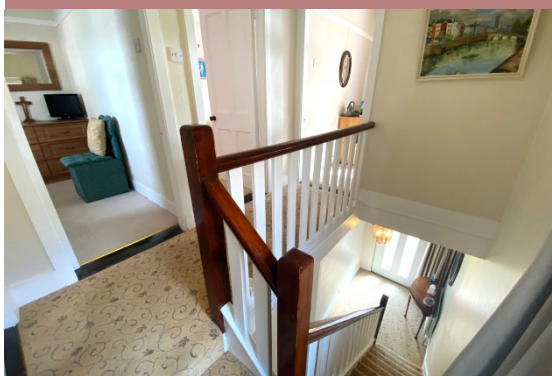
OUTSIDE

The property is set back from Upper York Street behind a walled front lawn, approached via a pedestrian gate. This attractive frontage provides privacy and kerb appeal, setting the property apart from standard terraced homes.

A side laneway, belonging to the property with a shared right of way for three neighboring properties, provides rear access.

The generous rear garden measures approximately 20m x 8m (c.175 sq m in total) and is laid in well-kept lawn, offering excellent outdoor space for families or those who enjoy gardening.

A detached garage (c. 4.50m x 4.50m) with roller door, finished in wet dash plaster to match the house, provides excellent storage or workshop space or garage for small hatchback golf type car.



ADDITIONAL INFORMATION

- BER Rating E2
- BER No. 119385656
- Year Built Approx. 1920
- Heating Oil Fired new Boiler
- Eircode A75FK60
- Floor Area 77sq m
- Tenure Freehold
- Viewing Strictly by appointment with Beattie Real Estate



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Beattie Real Estate, for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute an agreement nor constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of them; (iii) No person in the employment of Beattie Real Estate has the authority to make representation or warranty whatever in relation to the property.



Best Practice Marketing solutions Available.

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