

**BEATTIE REAL ESTATE**

**FOR SALE**



**11 Cathedral Walk, Aghananimy, Monaghan, Co. Monaghan, H18 RK03**



**FOR SALE**

**A Spacious 5 Bedroom Semi-Detached House in the Heart of Monaghan Town.**

Beattie Real Estate is delighted to present No. 11 Cathedral Walk to the market – a deceptively spacious 5 bedroom semi-detached house extending to approximately 163.76 m<sup>2</sup> (1,763 sq ft). Situated in a convenient town centre location, this property offers excellent accommodation with off-street parking to the front and an enclosed garden to the rear. Viewing Recommended 0429751551

**BER: B3 No: 119200814 154.23 kWh/m<sup>2</sup>/yr**

**GUIDE : €350,000**

**Beattie Real Estate**

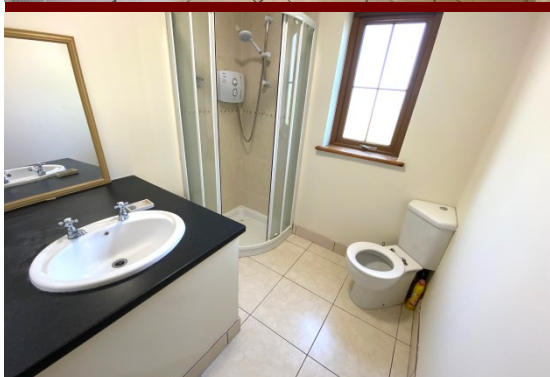
Main Street, Castleblayney, Co. Monaghan A75 X683

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



Directions: 11 Cathedral Walk, Aghananimy, Monaghan, H18RK03  
From town center, take the Dublin Road (R937). After the Cathedral, take the first right, drive just past the graveyard. The entrance to Cathedral Walk is on your Right Sat Nav: H18 RK03



#### LOCATION

No. 11 Cathedral Walk is situated within walking distance of Monaghan town center, offering a range of amenities including shops, supermarkets, schools, healthcare facilities, pubs, restaurants, and recreational amenities. The property benefits from easy access to the N2 national route, providing convenient commuting to Dublin, Belfast, and surrounding towns.

#### KEY FEATURES

- Spacious 5 bedroom semi-detached
- Space 163.76 m<sup>2</sup> (1,763 sq ft)
- Convenient town centre location – close to Monaghan Town
- Basement level with bedroom & utility (one of only eight units in development)
- Off-street parking to front
- Enclosed rear garden with patio & garden shed
- Guest WC on ground floor
- Zoned oil-fired central heating
- uPVC double glazed windows
- Alarm system fitted



## PROPOSED HOUSE CONSTRUCTION

Constructed 2004, this substantial family home extends to approximately 163.76 m<sup>2</sup> (1,763 sq. ft.) of living space across three storeys, including a basement level.

The property benefits from modern cavity wall construction, with an exterior finish of natural stone to the front elevation. The ground and basement floors are of solid concrete construction, while the first floor is of suspended timber. The roof is finished with tiles.

## PROOF OF FUNDS.

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

All information provided in good faith but should be verified with your solicitor before contract completion.

All enquiries to John Beattie –  
0429751551



## Accommodation

**Basement:** Bedroom 1: 5.39m x 3.63m Hall: 2.84m x 1.25m  
Utility: 2.42m x 1.83m

### Ground Floor:

Sitting Room: 4.10m x 4.61m  
Kitchen / Dining Area: 6.16m x 3.63m  
Hall: 5.60m x 1.68m  
Back Hall: 3.50m x 2.19m  
Bathroom: 3.63m x 2.04m (WC, WHB, shower)  
Bedroom 2 : 3.03m x 2.32m

### First Floor:

Landing: 2.14m x 4.36m  
Bedroom 3: 3.86m x 4.47m  
Ensuite: 1.54m x 2.62m (WC, WHB, shower)  
Bedroom 4: 3.86m x 3.44m Bedroom 5 3.37m x 2.29m  
Family Bathroom: 2.73m x 2.70m (bath, WC, WHB, shower)  
Hot Press: 1.33m x 2.28m

### Outside:

Front: Off-street tarmac parking  
Rear: Enclosed garden measuring approximately 11.44m x 8.13m with patio area and garden shed



#### ADDITIONAL INFORMATION

- BER Rating: B<sub>3</sub>
- BER No: 119200814
- Year Built: Approx. 2004
- Heating: Zoned oil-fired central heating
- Eircode: H18 RK03
- Floor Area: 163.76 m<sup>2</sup> (approx. 1,763 sq ft)
- Tenure: Freehold
- Viewing: Strictly by appointment with Beattie Real Estate

**IMPORTANT DECLARATION – PREVIOUS  
TENANCY DETAILS**

**(For information of purchasers)**

**Property Address: 11 Cathedral Walk,  
Aghananimy, Monaghan, Co. Monaghan,  
H18 RK03**

**Last rent payable: €1,100 per month**

**Previous tenant vacated: 28th February  
2026**

**Tenant left of their own accord (voluntary  
vacation)**

**\*Note: This information is provided to  
assist any future purchaser landlord in  
complying with rent-setting regulations  
under the Residential Tenancies  
(Amendment) (No. 2) Act 2025, effective  
1st March 2026, which requires evidence  
of previous tenancy rent and that the ten-  
ant left voluntarily when setting a new  
rent.\***



**11 Cathedral Walk, Aghananimy, Monaghan, Co. Monaghan, H18 RK03**

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**Best Practice Marketing solutions Available.**

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