

For Sale

Asking Price: €220,000

**Sherry
FitzGerald**
Conor McManus



Glenmore,
Carrickroe,
Co. Monaghan

BER C3

sherryfitz.ie
PSRA 003931



Sherry Fitzgerald Gallagher are pleased to bring to the market, Glenmore, Carrickroe, Co. Monaghan.

A substantial detached bungalow with outstanding views of the neighboring Sliagh Beagh with Sliabh Donard and The Mourne Mountains in the distance.

The beautiful Lough More is on your doorstep and is a popular seasonal draw for fishing enthusiasts. Potential exists for the owners to rent guest rooms to visitors to the area.

Accommodation in brief comprises, four reception rooms, kitchen, three en-suite bedrooms on the ground floor and a further two en-suite bedrooms and lounge area on the first floor.

Externally there is a large enclosed yard to the rear of the property, providing ample parking as well as the attached garage. The remainder of the site is set in lawn.

Viewing highly recommended to appreciate the setting and scope of the property.



Special Features & Services

- Total Floor Area: 292.1 sq mts (3144 sq ft) approx.
- Attached garage: 4.9m x 3.6m approx.
- Outstanding scenic surrounds
- Substantial accommodation
- Close to Carrickroe village, Schools and community centre
- 3 Miles to Clogher, Co. Tyrone
- Walls pumped with additional insulation
- Zoned heating
- Contents included

Accommodation

Entrance Hall:

With rich timber paneling on the walls and solid wood floor.

Study: 3.4m x 3.3m (11'2" x 10'10"):

Situated to the front of the property this room is connected to the sitting room with an aspect to the front and side of the property, and wonderful views. Solid wood floor.

Sitting room: 8.6m x 4.1m (28'3" x 13'5"):

A spacious sitting room situated between the study, sun room, living room and kitchen making it a great space for entertaining. The solid fuel stove is centred in the room with a wood fireplace, the walls are finished with decorative panels. The floor is solid wood.

Living Room: 5.3m x 4.9m (17'5" x 16'1"):

Family room with feature red brick fireplace and electric stove. Dual aspect with view over Sliabh Beagh. The floor is solid wood.

Porch:

Located at the rear entrance to the property with ceramic floor tiles.

Dining room: 5.3m x 4.9m (17'5" x 16'1"):

Currently used as the dining room this room is a fantastic view point for the breathtaking views. Door to rear of dwelling.

Kitchen: 3.3m x 2.9m (10'10" x 9'6"):

Fully fitted cream kitchen units with electrical appliances, tiled floor and splash back.

Bedroom 1: 5.4m x 3.6m (17'9" x 11'10"):

Master bedroom with provision for independent access via a connecting hallway off the en suite to a hallway and door to the rear of the property. This is the largest of the bedrooms with fitted wardrobes and solid wood floor.

En-Suite: 2.2m x 3.2m (7'3" x 10'6"):

Bathroom with bath, shower cubicle with Triton Tsi90 power shower, solid wood floor, tiled walls.

Bedroom 2: 4.1m x 3.1m (13'5" x 10'2"):

Double bedroom to the front with solid wood floor, coving.

En-Suite: 1.7m x 1.3m (5'7" x 4'3"):

Bath, shower cubicle with Triton TSi 90 power shower, whb, wc. Tiled walls, solid wood floor.

Bedroom 3: 3.3m x 3.0m (10'10" x 9'10"):

Double bedroom to the rear with solid wood floor, coving.

En-Suite: 2.4m x 2.1m (7'10" x 6'11"):

Bath, Shower cubicle with Triton TSi90 power shower, whb, wc.

First Floor:

Lounge area: 6.7m x 4.2m (22' x 13'9"):

On the first floor landing between bedrooms 4 and 5. Perfect area for kids, In current use a TV area with drinks area.

Bedroom 4: 4.5m x 2.6m (14'9" x 8'6"):

Small double with wood floor.

En-Suite: 1.7m x 4.5m (5'7" x 14'9"):

Shower cubicle with electric shower, whb, wc, ample shelving for storage.

Bedroom 5: 4.6m x 2.6m (15'1" x 8'6"):

Small double room with storage and wood floor.

En-Suite: 4.5m x 1.7m (14'9" x 5'7"):

Shower cubicle with electric shower, whb, wc.

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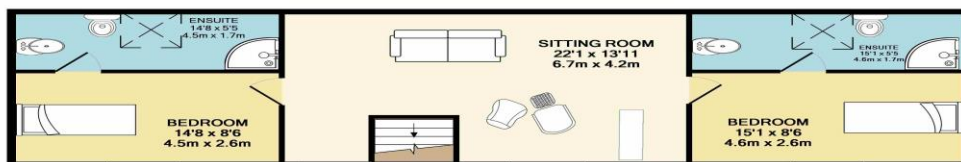
Directions:

From Tydavnet Village travel along the R186 to Clogher for approximately 8.5km. At Bragan Crossroads turn right for Carrickroe L1135 for approx. 1.4km to a Y in the road and keep left. The property is the first on the left. See sale board.





GROUND FLOOR
APPROX. FLOOR
AREA 2424 SQ.FT.
(225.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 720 SQ.FT.
(66.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 3144 SQ.FT. (292.1 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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