

# For Sale

Asking Price: €265,000

**Sherry  
FitzGerald**  
Conor McManus



Tanderageebane,  
Monaghan,  
H18 Y194

**BER E1**

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald Conor McManus are proud to present to the market Tanderageebane, Monaghan, Co. Monaghan.

Tanderageebane is a superb, detached bungalow which is presented in good decorative style throughout.

The spacious accommodation is laid out to provide a light filled entrance hall, the large sized sitting room, kitchen, living room, four bedrooms (one en-suite) and the family bathroom.

Outside, the property is centered on a large site, with mature shrubbery in the gardens, a double garage as well as an additional large detached multipurpose shed to the rear. Nicely elevated off the road, this property enjoys the view of the surrounding countryside.

A super forever home opportunity in the Monaghan area. Early viewing recommended and by appointment only.



### Special Features & Services

- Total floor area: 126 sq mts ( 1356 sq ft) approximately
- Beautifully elevated to make the most of the countryside views
- Five-minute drive from Monaghan town
- Spacious gardens to rear and side
- Double garage and detached multipurpose shed to the rear - both plumbed and with electric
- O.F.C.H.

### Accommodation

**Entrance Hall** 1.49 (4'11")m x 3.55 (11'8")m + 1.419 (4'8")m x 3.55 (11'8")m: Entrance Hall provides a welcoming aspect with wooden flooring.

**Kitchen** 5.12m x 5.56m (16'10" x 18'3"): Fully fitted kitchen unit with integrated appliances, Tiled splash back and floor

**Living Room** 3.42m x 5.59m (11'3" x 18'4"): Large open room with Stanley solid fuel cooker. Double patio doors connecting the outside area.

**Bedroom 1** 2.57m x 2.57m (8'5" x 8'5"): Single, side facing, wooden floor

**En-Suite** 0.821m x 2.55m (2'8" x 8'4"): Tile floor and wall, whb. wc, electric shower

**Bedroom 2** 2.98m x 2.88m (9'9" x 9'5"): Double room, front facing, wooden floor

**Bedroom 3** 2.97m x 4.153m (9'9" x 13'8"): Double room, front facing, wooden floor

**Bedroom 4** 3.90m x 3.121m (12'10" x 10'3"): Double Room. rear facing, fitted wardrobe units, wooden floor

**Bathroom** 2.88m x 1.95m (9'5" x 6'5"): Tiled floor and walls, WHB, WC, Bath with shower



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

**BER** E1, BER No. 105096606

### Directions

From Monaghan Town take the Ballybay Road, R162.

Continue for approx. 5km. Property is located on the RHS. See Sherry Fitzgerald Sign.





124 Sq Metres  
Measurements and layout are approximate and  
for illustration purposes only



**NEGOTIATOR**

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