

# For Sale

Asking Price: €210,000

**Sherry  
FitzGerald**  
Conor McManus



8 Village Green,  
Village House,  
Glaslough,  
H18 VK24

**BER** B3

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



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Sherry Fitzgerald Conor McManus are delighted to present to the market, No. 8 Village Green, Village Houses, Glaslough, Co. Monaghan.

No 8 is a labour of love that has evolved over time through the desire to create the epitome of luxurious family living with a perfect blend of charm and comfort.

Upon entering the property, you are immediately drawn to the beautiful interior which has been achieved by the owner's eye for detail.

Met by a welcoming entrance hall, the ground floor living incorporates a guest wc, the living room, and kitchen/dining room. Along the first floor are three bedrooms and the family bathroom.

This property is further enhanced with a beautiful, lake view to the front.

The garden of this property is just as impressive as the dwelling. This eye-catching outdoor space is full of character and style incorporating an enclosed seated area, boasting a built-in pizza oven. In addition, there is a small green garden area to enjoy as you dine and relax in the evening.

To the front is a small garden with private parking.

The 'Village Houses' are located in the grounds of the 'Castle Leslie Estate' and surrounded by some of the most outstanding and tranquil scenery in the country complimented by a host of amenities They adjoin the picturesque village of Glaslough in Co. Monaghan.

Viewing of this property is a must.



### Special Features & Services

- Total floor area: 80 sq mts (858 sq ft) approximately
- Idyllic Glaslough Village Location
- Excellent condition throughout
- Outstanding lake view to the front
- Fabulous garden amenities
- Fantastic rental opportunities with demand for short term and long-term rentals in the area
- Gas fired central heating.
- Upvc double glazing
- Off Street parking

### Accommodation

**Entrance Hall** An immediately welcoming entrance hall. The floor is laid in a high-gloss tile floor with tasteful paneling on the walls and stairway.

**Sitting Room** 3.61m x 3.35m (11'10" x 11'): Opens onto the kitchen/dining area with double doors. A marble fireplace surrounds the open fire that currently has an electric fire inset. The room has laminate wooden flooring.

**Kitchen Dining Room** 5.83m x 3.23m (19'2" x 10'7"): The kitchen area is fitted with kitchen units and complimented floor tiling. The dining area enjoys patio door access to the rear garden.

**Guest WC** 1.50m x 1.00m (4'11" x 3'3"): Tucked neatly beneath the stairwell, with tiled floor, wc and whb.

### First Floor

**Bathroom** 2.46m x 1.94m (8'1" x 6'4"): Walk in shower, whb, wc, feature subway wall tiles and tiled floor.

**Bedroom 1** 3.37m x 3.24m (11'1" x 10'8"): Double bedroom to the rear with laminate wooden flooring.

**Bedroom 2** 3.60m x 3.37m (11'10" x 11'1"): Double room to the front with view over the lake, laminate wooden floors, fitted wardrobe units.

**Bedroom 3** 2.88m x 2.32m (9'5" x 7'7"): Smallest of the bedrooms to the front of the property,

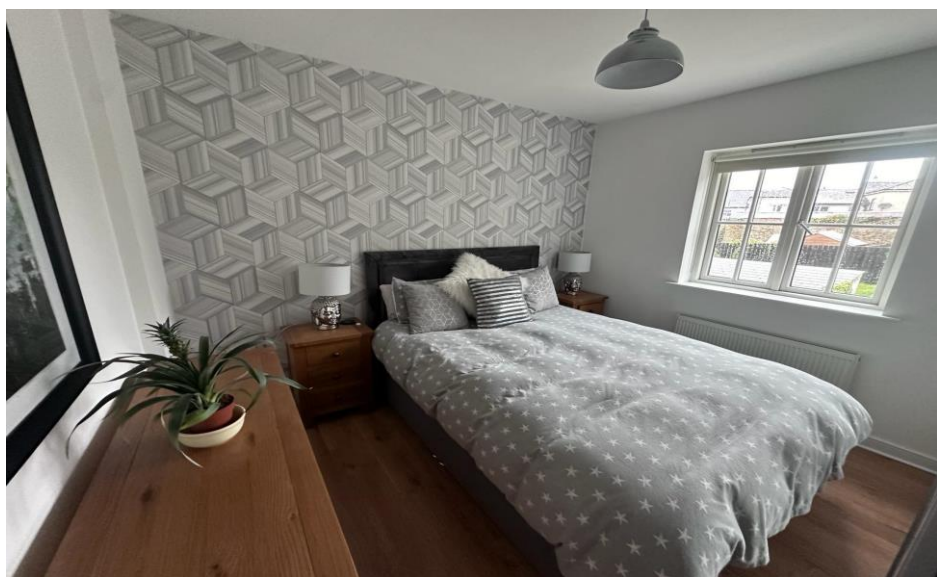
### Garden

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

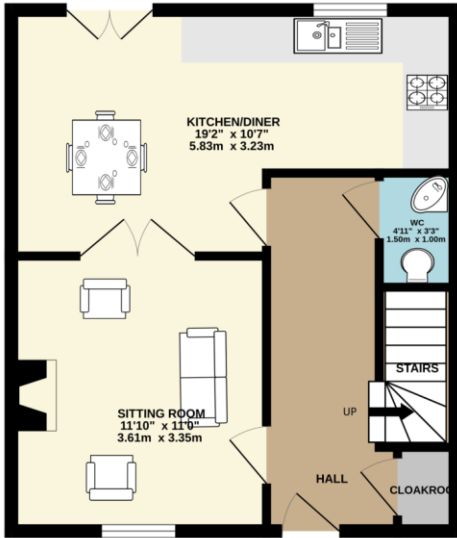
**BER** B3, BER No. 117321323

### Directions

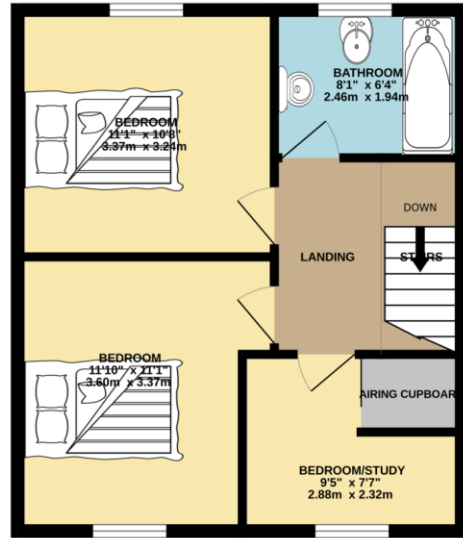
Upon entering Glaslough Village (from Monaghan), The Village Houses are on the right-hand side. Enter the development off the Monaghan Road and continue straight. Keep left and no. 8 is located along the left-hand side, see Sherry Fitz. sale board erected on the property.



GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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