

For Sale

Asking Price: €150,000

**Sherry
FitzGerald**
Conor McManus



Rosemount,
Annahagh,
Monaghan

sherryfitz.ie
003931



Interested in this property? Sign up for mySherryFitz to arrange your viewing, see current offers or make your own offer. Register now at SherryFitz.ie

Sherry Fitzgerald Conor Mc Manus are delighted to bring to the market Rosemount, Annahagh, Monaghan.

An excellent development / refurbishment opportunity superbly located on Annahagh Lane, just a short distance from Monaghan town centre and within easy reach of all local amenities.

The property comprises a derelict traditional dwelling set on a generous site. The site benefits from a prominent road frontage and offers significant potential for redevelopment or renovation (subject to the necessary planning permissions).

The property may be eligible for the Vacant Property Refurbishment Grant - subject to meeting the scheme's qualifying criteria and local authority approval.

Its convenient location places it close to schools, shops, and leisure facilities, including the nearby Hillgrove Hotel, Leisure & Spa, while still enjoying a mature and established residential setting.

This is a rare opportunity to acquire a substantial site within walking distance of Monaghan town, ideal for those seeking a project property, redevelopment potential, or investment opportunity.



Boundary line approximate and for illustration purposes only

Special Features & Services:

- Characterful detached property
- Mature site
- Excellent location in Monaghan town
- Potential to avail of Government grants to refurbish the dwelling (subject to qualification)
- Mains services available
- Attached garage and detached former shed at rear



BER

BER Exempt



Directions

Annahagh Lane is located between the Hillgrove Hotel and Glencove Manor on the Old Armagh Road. Immediately after the Hillgrove, turn left on to this road. See Sherry Fitz. Signage at the property on the right hand side.



NEGOTIATOR

Sonia Harvey MIPAV TRV

MCCEPI

Sherry Fitzgerald Conor

McManus

22/23 Glaslough Street,
Monaghan, Co Monaghan

T: 047 71461

E: sonia@sfconormcmanus.ie

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry Fitzgerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry Fitzgerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 003931