

NEW HOMES....NEW HOMES....NEW HOMES....NEW HOMES

**Showhouse Open Viewing At
Millbrook, Milltown, Monaghan
Sunday 9th March 2008
€285,000**

GUNNE Monaghan is delighted to inform you of the open viewing of Millbrook, Co. Monaghan, an exclusive development constructed by Seaview Castle Contracts Ltd who are renowned for their high standard of workmanship and attention to detail.

As you are on our *Enquiry List*, we are pleased to invite you to Millbrook on Sunday 9th March from 2-4pm. Should you be unable to attend this launch please contact us at 047-81405 and we will arrange a private viewing.

Millbrook is an exclusive development of 14 semi-detached three bedroom homes minutes walk from Monaghan town, with 3 double bedrooms and 3 bathrooms. These stylish houses are on offer with a Turnkey finish and have been built to an extremely high standard with numerous striking features. Those who are looking for a quality home will be interested in Millbrook, Milltown, a niche development being launched in Monaghan town.

Standard features include contemporary fitted kitchens, two en suite bedrooms, flooring, tiling and oil-fired central heating. This small and secluded development, bordered by the Blackwater River with its countryside setting, frames an exceptional living environment within walking distance of Monaghan town centre and all amenities.

Location

Milbrook is nestled off the Milltown Road, between Milltown and Monaghan. A host of amenities are close by including Monaghan town centre, pubs, restaurants, cinema, sporting facilities and shops.

External Features

- Maintenance free red brick exterior
- Cobblelock paving to front, side and rear
- Quality uPVC double glazed windows, fascia and soffit.
- Gardens - leveled, seeded and enclosed.
- Dry wall blocking to rear and timber fencing
- Convenient access to parking area
- Garden shed

Internal Features

- Quality fitted kitchen with fully integrated fridge freezer, electric oven, hob, extractor and dishwasher. (pc sum optional)
- Luxury fireplace (pc sum optional)
- Sanitary ware (pc sum optional)
- Fitted utility room to include washing machine and tumble dryer. (pc sum optional)
- Tiling
- Turnkey finish
- Two storages presses at ground floor entrance
- All bedrooms are double rooms and are wired for television and telephone.
- Porcelain tiled floors
- Semi solid wooden floor
- Painted in neutral tones throughout
- Recessed lighting in living and downstairs hall.
- High degree of insulation.
- Two bedrooms en-suite, guest wc and main bathroom.
- Fitted smoke detectors.
- Fully alarmed

Prices

From 285,000 Euro

Accommodation

These homes extend to c.1.050sq ft / c.97.5 sq m.

Ground floor:

Entrance hall, living room, kitchen/dining room, guest wc and utility room.

First floor:

Master bedroom with en-suite and fitted wardrobe, bedroom 2 with fitted wardrobe, and bathroom.

Second floor:

Bedroom 3 with en suite

We look forward to seeing you on the day.

Kind Regards

Pauline McAnespie

Pauline McAnespie | Branch Manager

Gunne Monaghan

Dawson Street | Monaghan | Co Monaghan

T +353 47 81405 | F +353 47 42566

Pauline@gunnemonaghan.com | www.gunnemonaghan.com | Rachel@gunnemonaghan.com