



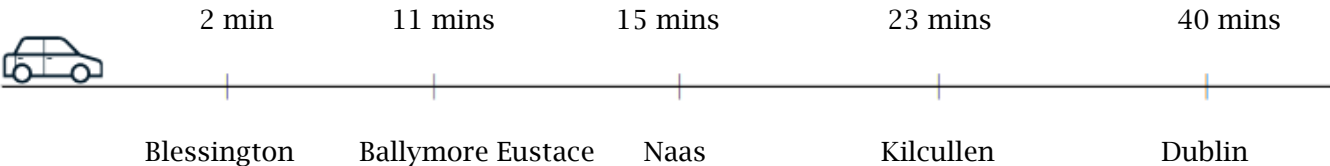
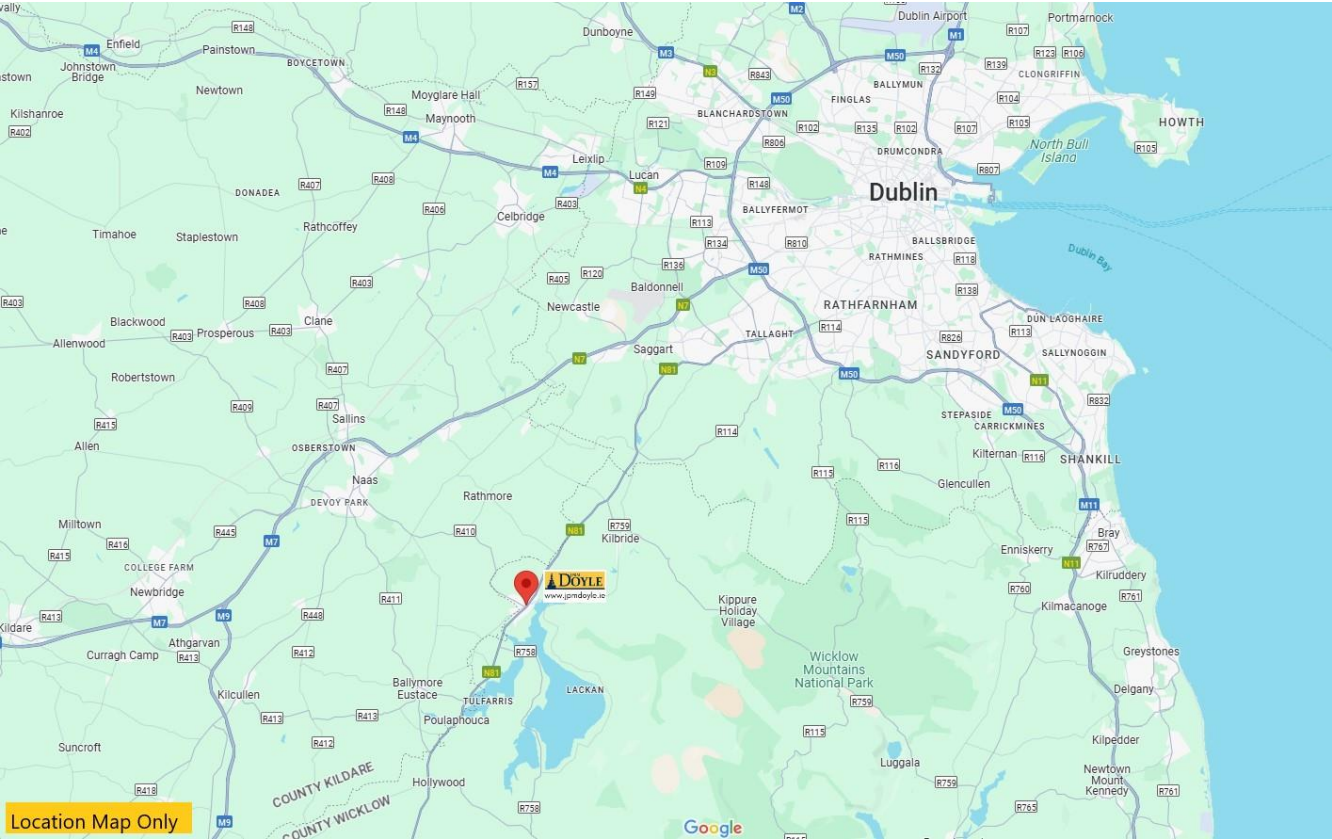
12 Beechdale Close
Blessington | Co. Wicklow | W91 C2N7

FOR SALE BY PRIVATE TREATY

LOCATION

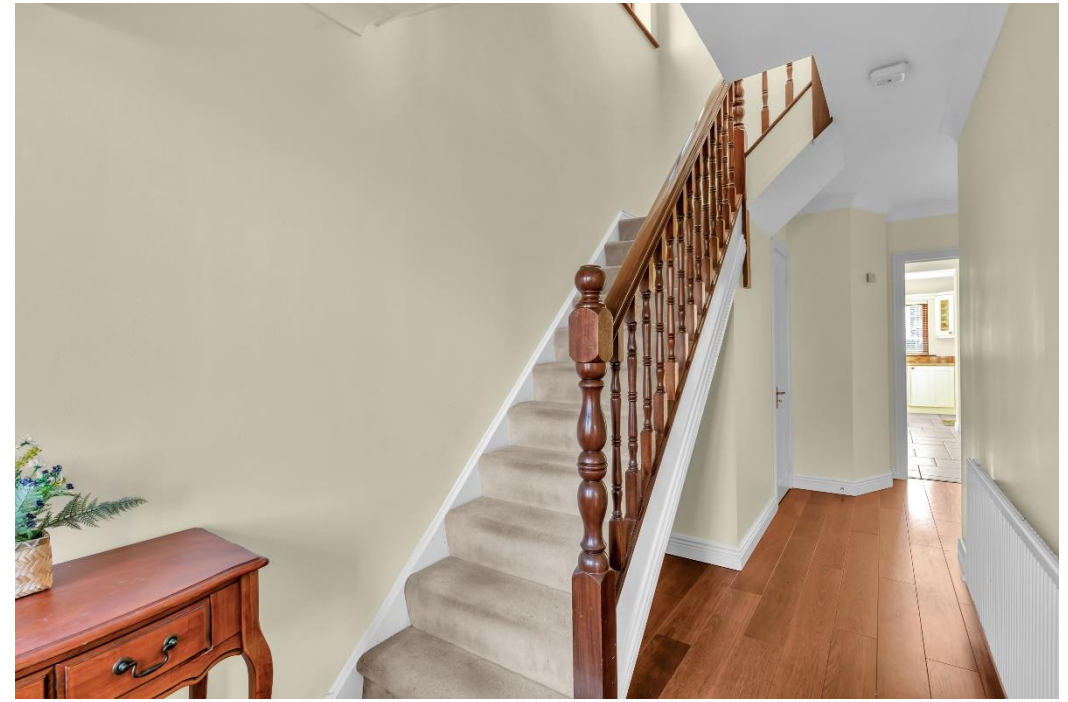
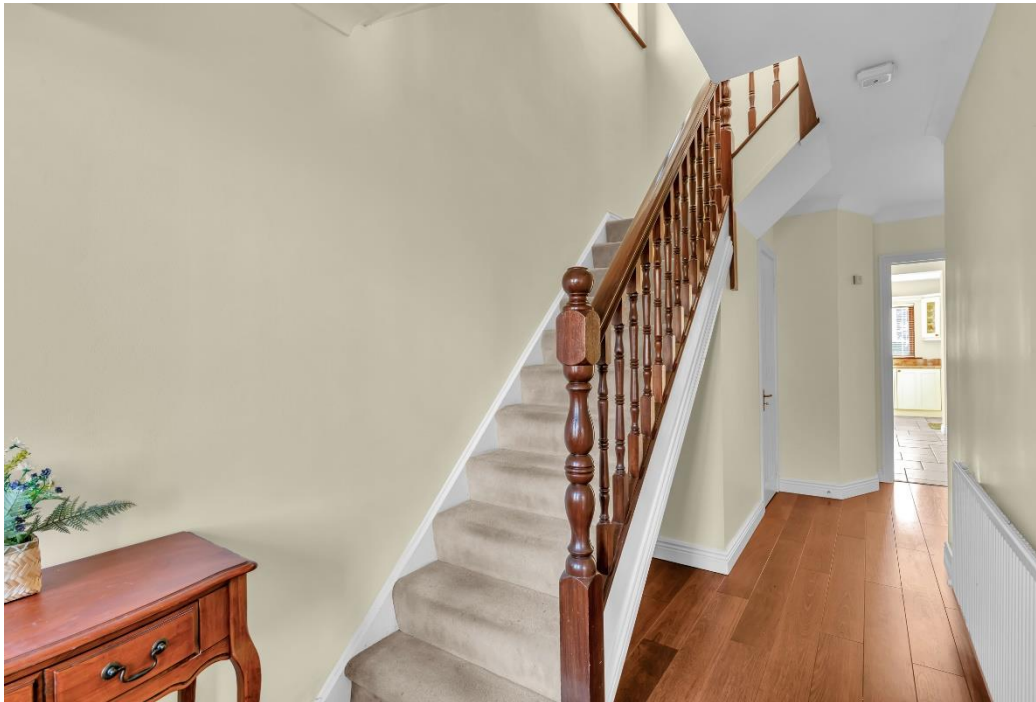
This delightful home is perfectly located in this mature and settled development just a stones throw from the village of Blessington in the popular Beechdale Estate. All amenities – shops, churches, schools, pubs and restaurants are within walking distance while the Town Centre development, which includes Dunnes Stores and various other retail and leisure outlets are on your doorstep. Blessington is a popular commuter’s choice being only 18 miles from the city and also the benefit of a regular Dublin Bus service (No 65).

- Naas: c. 13 kms.
- Kilcullen: c. 20 kms.
- Dublin: c. 36 kms.



DESCRIPTION

Four bedroom brick-fronted, semi-detached residence extending to c. 116 sq. mts. Accommodation comprises, entrance hall, living room, dining room, kitchen with separate utility room, four bedrooms master en-suite and bathroom. The rooms are bright and spacious with large bay window in the living room and patio doors to garden. The kitchen has been remodelled with a beautiful country style painted kitchen complete with granite worktops. The flooring throughout is a mix of tile and wood and blends seamlessly from room to room. This home has been lovingly cared for by its owners and is in excellent condition throughout. The back garden has been thoughtfully landscaped with mature shrubbery and a large patio area to enjoy long sunny days outside. There is a large concrete garden shed for storage. This is a lovely home is a beautiful development and is sure to appeal to any discerning purchaser. Early viewing recommended.

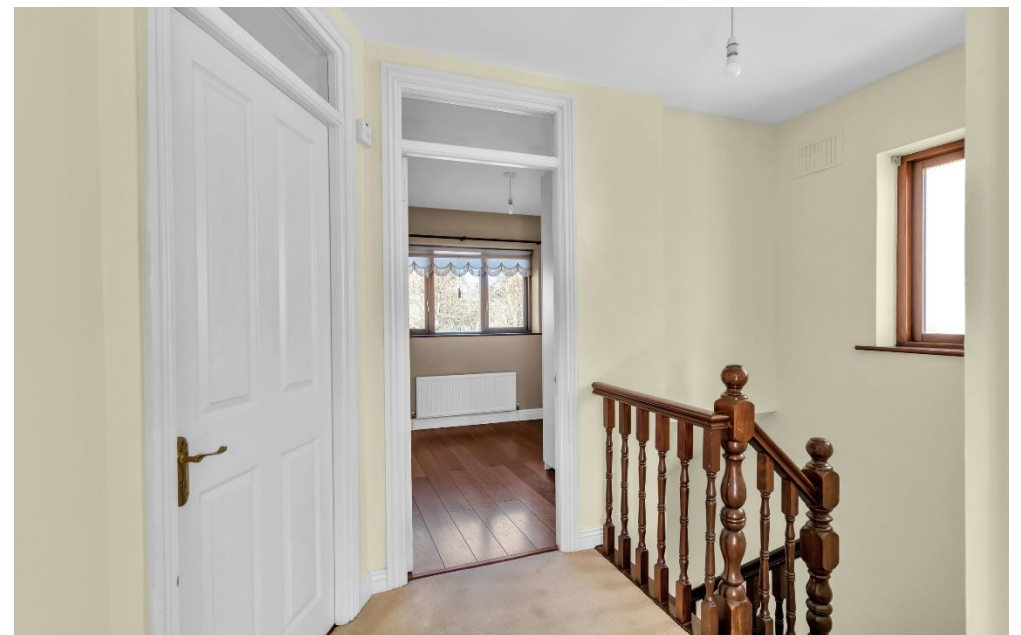
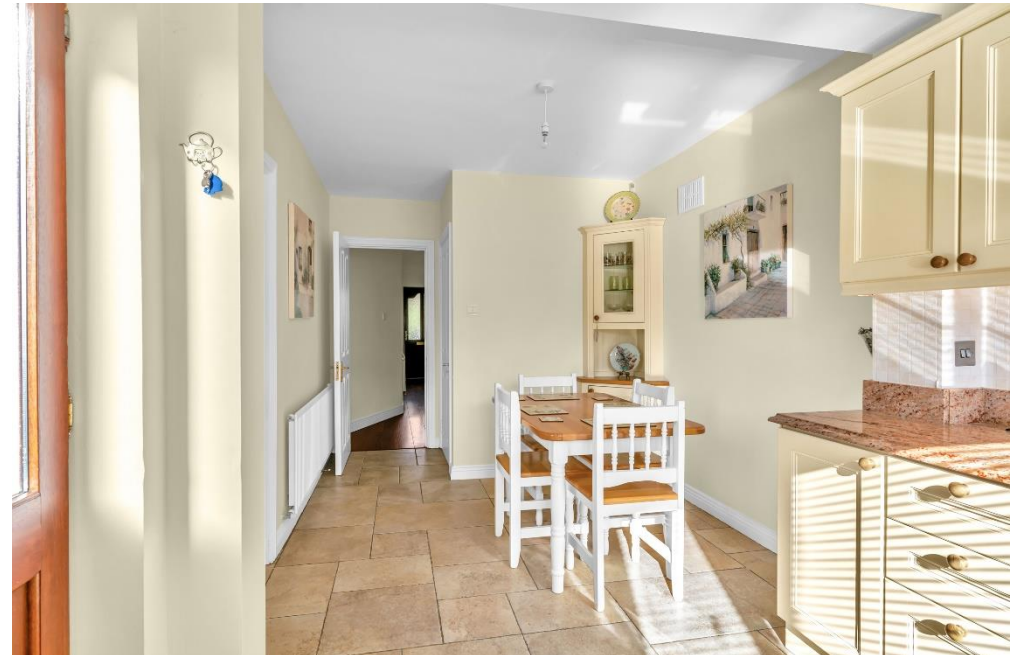


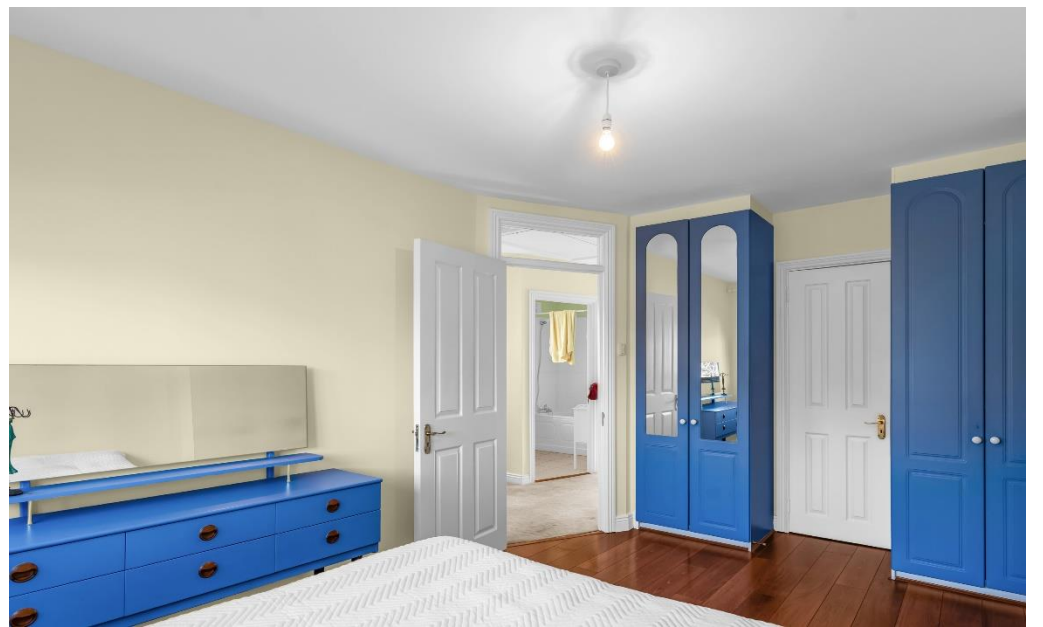
ACCOMMODATION

Entrance Hall	6.14m x 1.87m	With Wooden flooring, understairs storage, & guest W.C.
Living Room	6.91m x 3.43m	With wooden flooring, feature marble fireplace with open fire & opening to.
Dining Room		With Wooden flooring & French doors
Kitchen/Breakfast Room	5.92m x 2.56m	With country style, painted solid wood kitchen, granite work tops, double oven & hob intergrated.
Utility Room	1.56m x 1.4m	Plumbed for washing machine, tiled floor.
Upstairs		Landing with double hotpress & attic access
Bedroom 1	2.79m x 2.44m	With wooden flooring & fitted wardrobe
Bedroom 2	2.79m x 2.44m	With wooden floor & fitted wardrobe.
En-suite	1.89m x 1.51m	With shower, W.C. & W.H.B., tiled floor & part tiled walls.
Bedroom 3	3.39m x 2.61m	With wooden floor & fitted wardrobe.
Bedroom 4	2.78m x 2.39m	With wooden floor & fitted wardrobe.
Bathroom	2.42m x 1.7m	With bath, W.C. & W.H.B., tiled floor & part tiled walls.



GALLERY







OUTSIDE & SERVICES

- Cobble-lock front drive
- Side entrance
- Rear garden with Patio
- Concrete shed



VIEWING:

By Appointment Only

PRICE REGION:

€475,000

BER:

C2

SELLING AGENT:

J. P. & M. Doyle Ltd.
Main Street,
Blessington,
Co. Wicklow.
W91 RK28.

CONTACT US

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