

For Sale

Asking Price: €498,500

**Sherry
FitzGerald**
McDermott



Beech Drive, Baltinglass West, Baltinglass, Co Wicklow,
W91 P21F.

BER **C3**

sherryfitz.ie



On an elevated mature landscaped site overlooking splendid countryside, this fabulous residence enjoys total privacy, generous on-site parking, a roadside garage/shed, close proximity to Baltinglass town amenities and every modern convenience.

It presents in walk-in condition throughout with many quality fixtures and fittings included.

There is a gym facility in the garden, a host of colourful seasonal shrubs and trees, some secure fencing, a sun balcony and much more.

It must be viewed to be appreciated.



Special Features & Services

- Monitored sensor alarm
- Solar panels
- Oil heating
- Double glazing
- Mains water
- On-site septic tank

Accommodation

Reception Hall 1.2x1.3, 3.2x4.7, 4.2x0.9: Quarry tiled floor. Open wooden stairs off. Airing press.

Lounge 5.428 x 4.456: Feature marble fireplace. Picture rails. Curtains. Centre light fitting. Laminate wooden floor.

Dining Room 4.271 x 4.182: Tiled floor. Centre light fitting. Arch to kitchen. Blind.

Kitchen 3.666 x 3.126: Fitted floor and wall units. Counter unit. Double electric flaree cooker. Tiled floor. Blind.

Utility Room 2.506 x 2.106: Plumbing. Tiled floor and walls. Door to rear.

Bedroom 1 3.609 x 3.152: Laminate wooden floor. Curtains and rail.

Bedroom 2 2.362 x 2.457: Laminate wooden floor. Curtains and rail.

Bedroom 3 3.701 x 3.794: Laminate wooden floor. Curtains and rail. Walkin wardrobe off. Ensuite off.

En-Suite 2.709 x 1.725: Toilet. Sink. Walkin shower. tiled wall shelves. Heated towel rail. Tiled floor and walls. Vanity wall mirror.

Landing 3.013 x 3.168: Laminate wooden floor.

Bedroom 4 5.457 x 4.618: Laminate wooden floor. Suite of fitted wardrobes. Storage shelving. Curtains and pole.

Bedroom 5 6.016 x 4.528: Laminate wooden floor. Curtains, poles and blinds. Double built-in wardrobes. Fitted wall shelves.

Bathroom 1.842 x 2.395: Toilet, Sink, Bath. Tiled floor and walls.

Gym 4.410 x 3.335: Laminate wooden floor. Recessed lighting.

BER BER C3, BER No. 112226501

Directions

From Baltinglass town centre cross into Belan Street, take first right turn for Ballitore and then follow Eircode: W91 P21F. Avenue to property is on right hand side.





NEGOTIATOR

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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 familiarize yourself with these general conditions.

PSRA Registration No. 001945