



**SUPERB SEMI-DETACHED 3 BEDROOM RESIDENCE WITH CONSERVATORY
AND ATTIC CONVERSION**

68 Beechmount, Newbridge, Co. Kildare, W12 FC63

GUIDE PRICE: € 300,000

BER C3



PSRA Reg. No. 001536

**68 Beechmount, Newbridge, Co. Kildare,
W12 FC63**

FEATURES:

- * PVC double glazed windows.
- * Gas fired central heating.
- * Large end walled in site.
- * Attic conversion.
- * Conservatory extension.
- * Vehicular side access with gate.
- * c. 124.78 sq.m. (c. 1,343 sq.ft.) of accommodation.

DESCRIPTION:

Beechmount is a residential development of semi-detached and detached homes in a desirable residential location just off the Green Road, only a short walk from the Town Centre. No. 68 is situated on an end site with vehicular side access leading to large walled in rear garden. The house contains c. 1,343 sq.ft. (c. 124.78 sq.m.) of spacious accommodation presented in good condition throughout which has benefitted from an attic conversion, conservatory extension, PVC double glazed windows and gas fired central heating.

The Town has much to offer with excellent educational, recreational and shopping facilities at hand to include retailers as Dunnes Stores, Tesco, TK Maxx, Penneys, Lidl, Aldi, Supervalu, Newbridge Silverware, Woodies, DID Electrical and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of an excellent road and rail infrastructure with the M7 Motorway access at Junction 12, bus route available from the Green Road and commuter rail service direct to the City Centre. The development is only a short walk from the Curragh Plains ideal for cycling, walking or running.

ACCOMMODATION:

Porch:

Entrance Hall: 4.78m x 1.87m
With laminate floor and coving.

Sitting Room: 5.05m x 3.70m
Into bay window, coving, wood surround fireplace with cast iron inset and double doors leading;

Kitchen/Dining Room: 5.70m x 3.10m
With tiled and laminate floor, built in ground and eye level presses, s.s. sink unit, electric oven, gas hob and extractor unit.

Conservatory: 4.75m x 2.96m
With laminate floor and french doors to rear garden.

Toilet:
w.c., w.h.b. and tiled floor.

UPSTAIRS

Bedroom 1: 3.72m x 3.30m
With wooden floor, coving and double built in wardrobes.

En-Suite:
w.c., w.h.b., electric shower, tiled floor and surround.

Bedroom 2: 4.10m x 3.30m
With laminate floor.

Bedroom 3: 2.32m x 1.95m

Bathroom:
w.c., w.h.b., bath with shower attachment and fully tiled floor and walls.

Attic Space: 4.63m x 3.77m
Attic conversion with eave storage.

OUTSIDE:

Approached by a tarmac drive to front, vehicular side access with gates leading to large walled in rear garden and outside tap.

SERVICES:

Mains water, mains drainage, refuse collection, gas fired central heating.

INCLUSIONS:

Carpets, blinds, light fittings, oven, hob, extractor and garden shed.

SOLICITOR:

Reidy Stafford Solicitors, Newbridge, Co. Kildare

BER: C3

BER NO: 114688104

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