

**NUGENT**  
AUCTIONEERS



**10 BEECHDALE GROVE  
BLESSINGTON  
CO. WICKLOW  
W91 F8C2**



Semi Detached



4



3



126 sq. m  
1,356 sq. ft



**BER D1**



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## DESCRIPTION

**Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie)** are thrilled to present number 10 Beechdale Grove to the market. A superb brick faced four bedroom semi-detached home positioned along a cul de sac in the mature sought after Beechdale development. This property offers great potential for the prospective buyer to put their stamp on an ideal family residence which features ample living space.

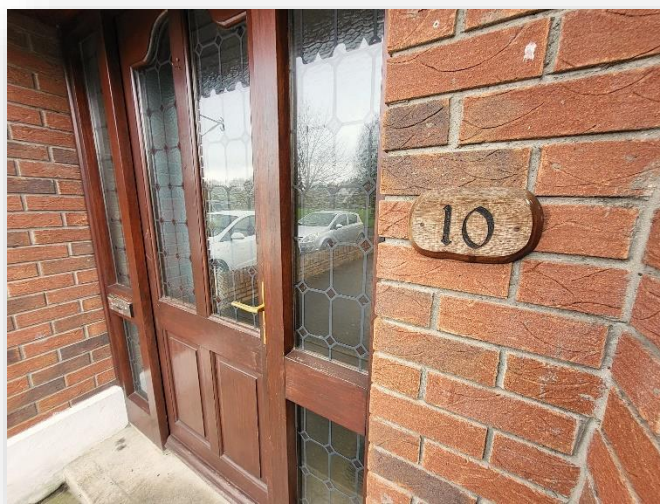
Located just off the Naas Road / R410 a stone's throw away from the Blessington Main Street and Town Centre Development, offering all necessary amenities such as churches, pubs, restaurants, shops, schools, leisure and other recreational facilities. Within easy commuting distance of Dublin, Naas, Citywest Red Line Luas and other surrounding areas via the N81 Road. Blessington is serviced by the Number 65 Dublin Bus Route to Dublin City Centre.

## LOCATION

From Main Street Blessington, turn right onto R410 Naas Road, Beechdale Estate is located on the right just before Blessington Community College

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Hallway</b>	4.54m x 1.92m	Wooden floor
<b>Kitchen(Inc. Utility)</b>	7.18m x 2.83m	Utility off, fitted cabinets
<b>Utility Room</b>	1.78m x 1.28m	Sink, plumbed for washing machine
<b>Sitting Room</b>	4.94m x 3.84m	Open fire, carpet
<b>Dining Room</b>	4.54m x 2.91m	Carpet, patio doors to conservatory
<b>Conservatory</b>	2.78m x 2.60m	Door to back
<b>Guest WC</b>	1.55m x 0.78m	WC & WHB
<b>Bedroom 1</b>	4.48m x 3.30m	Carpet, with ensuite
<b>Ensuite</b>	2.06m x 1.51m	Electric shower, WC & WHB
<b>Bedroom 2</b>	3.45m x 2.94m	Carpet, built in wardrobes
<b>Bedroom 3</b>	2.88m x 2.48m	Carpet, built in wardrobes
<b>Bedroom 4</b>	2.59m x 2.30m	Carpet
<b>Bathroom</b>	2.00m x 1.72m	Bath, WC & WHB









## SERVICES

- Mains Water ● Mains Sewage ● O.F.C.H. ● Electricity ● Alarm

## INCLUDED IN SALE

- Carpets ● Curtains ● Blinds ● Light Fittings ● Fridge ● Dishwasher ● Cooker
- Shed ● Washing Machine ● Dryer ● Dining Room Table & Chairs ● Microwave

## ADDITIONAL INFORMATION/FEATURES

- BER: D1 ● c. 126 mtr sq. | c. 1,356 sq. ft ● Built in 1995 ● Off Street Parking ● Side Entrance
- Overlooking green area ● Barna shed

**PRICE REGION AMV: €405,000**

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS**

### Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.