



2 Beechdale Grove, Blessington, Co. Wicklow, W91 E2X9.

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Blessington,
Co. Wicklow,
W91 E2X9.***

***A superb property located in a
quiet cul de sac in a family-
friendly estate in Blessington.
Beechdale is perfectly located,
within easy walking distance
of Blessington town centre.***

€595,000

For Sale by Private Treaty

***Viewing strictly by
appointment***

***Selling agents
Sherry FitzGerald
O'Reilly***

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Sherry FitzGerald O'Reilly are delighted to present 2 Beechdale Grove, a superb property located in a quiet cul de sac in a family-friendly estate in Blessington. Beechdale is perfectly located, within easy walking distance of Blessington town centre and is just moments away from Blessington Community College.

This property, originally a three-bedroom semi-detached house, has been thoughtfully expanded with a two-storey extension. This addition is currently configured as a separate, self-contained one-bedroom unit, complete with an attic room, power meter, and own control heating system. This unique layout offers exceptional versatility, with the opportunity for new owners to create a substantial family home by seamlessly integrating the two spaces. Completed in 2021, the extension is a light filled space, with contemporary kitchen and a stunning bathroom.

Blessington is a thriving town, with an array of shops, cafes, restaurants, schools and leisure amenities such as the GAA and football clubs. This is the perfect location to enjoy a host of leisure facilities, close to the Blessington Greenway for lakeside walks, and with sailing, kayaking and golf clubs close by and hiking in the Wicklow mountains on your doorstep.

For the commuter, there is easy access to the N81, the no. 65 bus to Dublin and it is a 25-minute drive to the Luas Park and ride facility at Citywest

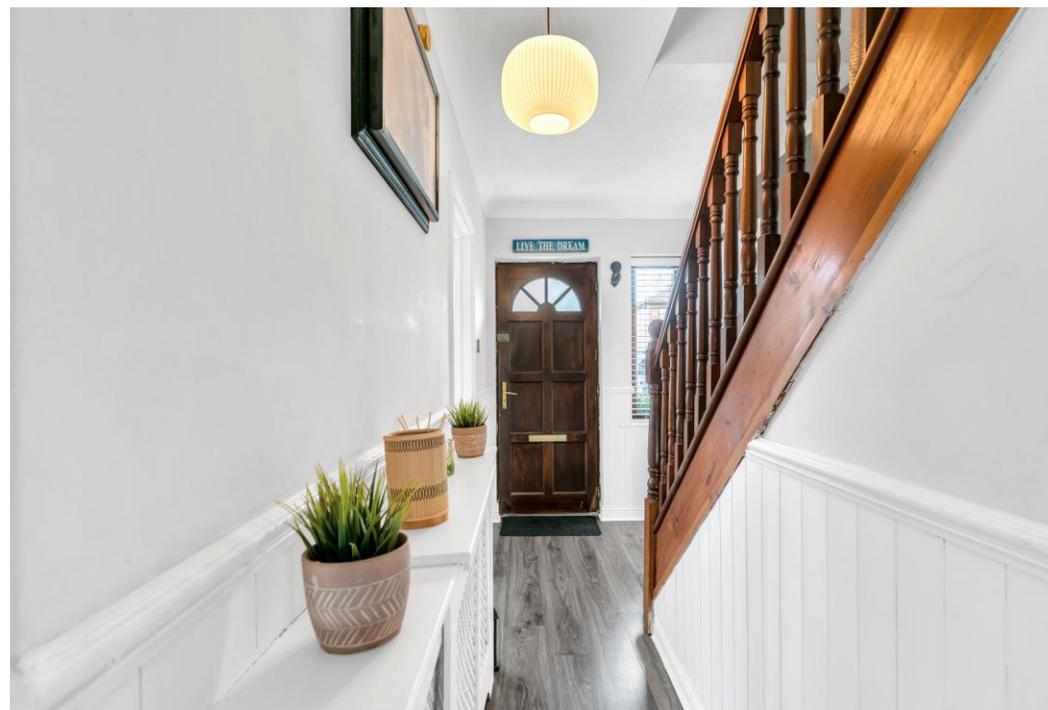
The accommodation in this superb property comprises – entrance hall, sitting room, kitchen /dining room and guest wc Upstairs - 3 bedrooms (one with en-suite) and a family bathroom. Floor- 2 attic room.

Extension – living room, kitchen/dining room, guest wc/utility. Floor 1- bedroom, bathroom, Floor 2 -attic room.

This home is a rare find, offering generous living space with an investment opportunity. Viewing is essential.

Hallway 5.28m x 1.78m (17'4" x 5'10"): The hallway floor is laid with a dark oak laminate and the walls are panelled.

Sitting Room 5.05m x 3.42m (16'7" x 11'3"): This a comfortable room to front featuring a cast iron fireplace with wooden surround and an oak laminate floor.



Kitchen/Dining Room 6.19m x 5.18m (20'4" x 17'): Bathed in natural light, this airy kitchen is the heart of the home. The space features a range of graphite toned cabinetry, complemented by a Rangemaster dual fuel range set beneath a wide over mantle. It includes a large island with pendant lighting, integrated sink, and seating for casual dining. The space is finished with practical oak laminate flooring and Aluclad windows and French doors overlooking the garden.

Utility Room 1.48m x 1.48m (4'10" x 4'10"): With fitted shelving and laminate floor, the Utility is plumbed for a washing machine and dryer.

Guest WC 1.35m x 0.74m (4'5" x 2'5"): The wc combines a vanity unit, wc and laminate floor, with panelling to walls and feature wallpaper.



Floor 1 - Landing 3.26m x 2.16m (10'8" x 7'1"): With attractive panelling to walls, carpet floor and hotpress off.

Bathroom 2.15m x 2m (7'1" x 6'7"): The bathroom is fitted with wc, wash basin and bath, and is fully tiled.

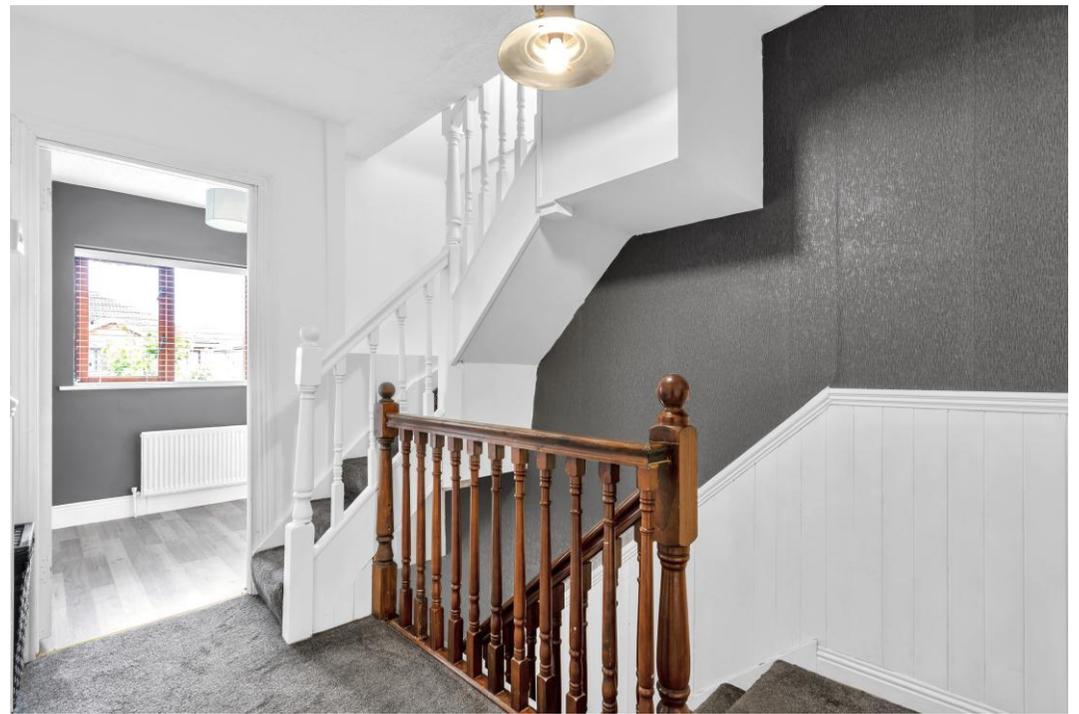
Bedroom 1 4.73m x 3.07m (15'6" x 10'1"): This is a spacious double room with rear garden views. It includes a selection of fitted wardrobes, tv point and laminate floor.

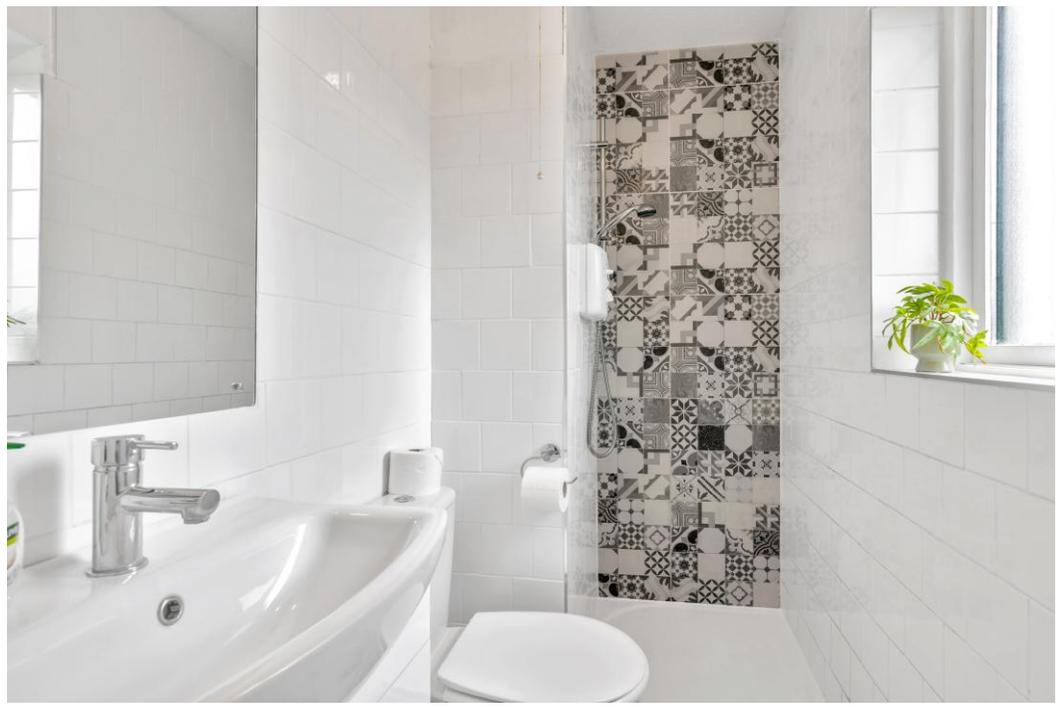
En-Suite 2m x 1.5m (6'7" x 4'11"): The modern ensuite is fully tiled and features a vanity unit, wc and walk in shower cabinet, with electric shower.

Bedroom 2 3.64m x 3.05m (11'11" x 10'): A double bedroom to front with a laminate oak floor.

Bedroom 3 2.35m x 2.15m (7'9" x 7'1"): Bedroom 3 is a single bedroom with front aspect and panelled walls.

Attic Room 1 4.19m x 2.19m (13'9" x 7'2"): bright space with two large Velux windows overhead, it has a laminate wood floor.





Unit 2

Living Room 6.6m x 2.87m (21'8" x 9'5"): The living room is a generous space with a modern electric fire. It is open to the hall.

Hall 3.12m x 1.27m (10'3" x 4'2"): With laminate floor and carpet to stairs.

Utility/WC 2.08m x 1.35m (6'10" x 4'5"): Plumbed for a washing machine and tumble dryer, it includes storage presses, wc and vanity unit.

Kitchen/Dining Room 7m x 3m (23' x 9'10"): The kitchen is fitted with a large range of contemporary shaker style cabinets and slow close drawers in a deep blue with modern chrome handles, all complemented by a metro tile splashback. Includes a double oven, ceramic hob and integrated dishwasher. This is a light drenched space with French doors to the garden.

Upstairs

Landing 2 1.34m x 1.2m (4'5" x 3'11"): The landing is lined with an array of fitted wardrobes offering lots of storage. It has a carpet floor and stairs to attic.

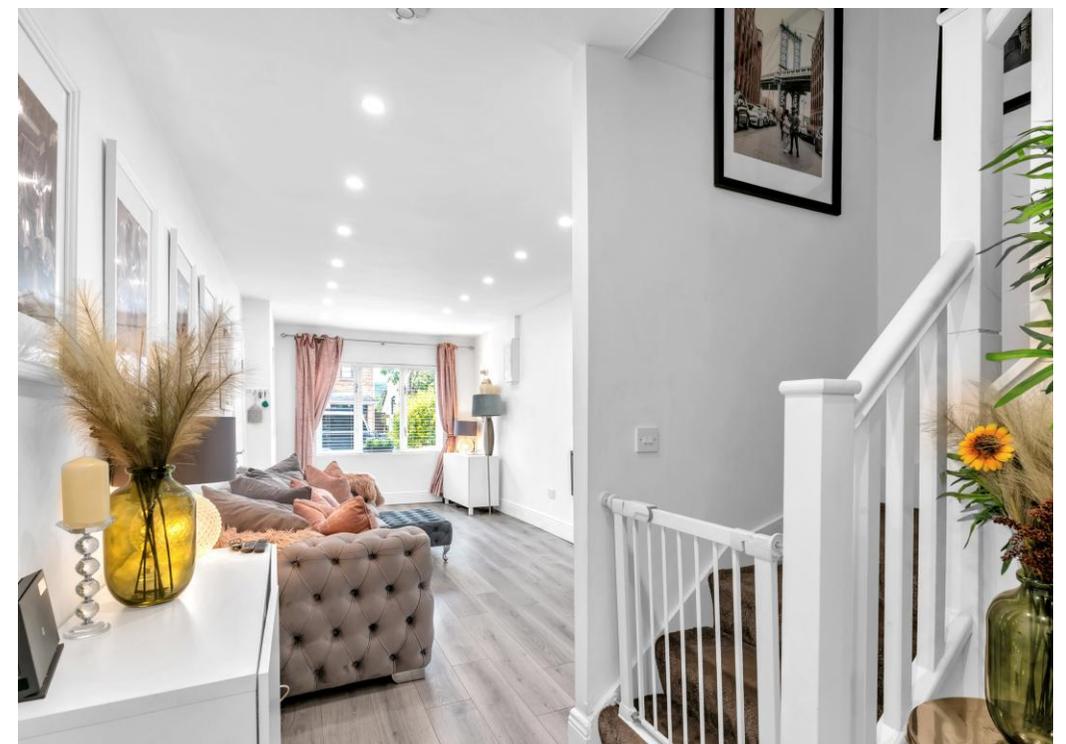
Bathroom 3.81m x 2.76m (12'6" x 9'1"): This stunning bathroom is tiled to floor and walls in contrasting large format porcelain tiling. It features a vessel sink sitting on a large grey vanity unit, lit by a Hollywood-style makeup mirror. This spa-like space offers an extra-large bath and a separate walk-in shower, with a sleek slate tray and rainfall head. It includes a hidden cistern WC, a tv point and underfloor heating.

Bedroom 1 4.27m x 2.81m (14' x 9'3"): A double bedroom to front, it includes a selection of fitted wardrobes and a laminate floor.

Attic Room 8.24m x 2.83m (27' x 9'3"): This is a lovely sunny space with Velux windows overhead, laminate floor and built in storage. It would be suitable for a variety of uses such as a playroom or art studio.

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Outside - Studio Fully insulated studio on concrete base with uPvc double glazed windows and door, lighting and plumbing.

Room 1 3.51m x 3.16m (11'6" x 10'4"): With fitted counter, water heater, lighting and laminate floor. Double doors to room 2.

Room 2 3.9m x 3.51m (12'10" x 11'6"): Storage space.

Garden To front the garden is in lawn with cherry blossom trees and hedging. Parking for one car off street. With outside tap and security lighting. The rear garden is south facing and wonderfully low maintenance, with a large cobblelock patio and synthetic lawn. With outside tap and security lighting.

Special Features & Services

- Extends to xxx sq m in entirety.
- Built in 1995 and extended in 2021.
- Garden studio, fully insulated, and with water and electricity.
- Gas fired central heating with separate controls for the two units. Underfloor heating to new bathroom.
- Fibre broadband.
- Double glazed windows.
- uPvc soffits and fascia.
- All listed appliances included.
- All curtains, light fittings and blinds included.
- Parking for one car to front off-street.
- Security lights to front and back.
- Spacious low maintenance, south facing garden to rear.
- Outside taps to front and rear.
- Kitchen wired for surround sound.
- Just a two-minute walk to Blessington Community school and within walking distance of Blessington primary schools.
- A short walk to the centre of the village with its great selection of shops, cafes and leisure facilities.
- Near the Avon Resort, offering a host of lake side activities.
- Easy access to the N81, number 65 bus to Dublin and 25 minutes' drive to the Luas Park and ride facility at Citywest.

Directions

From Main Street, Blessington (N81) travel 250m and take a right onto the Naas Road(R410). After 220m, turn right into Beechdale. Turn left, then right onto Beechdale View. Turn left onto Beechdale Grove, then right. Number 2 is on the right



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