



**NUGENT**  
AUCTIONEERS



**22 BEECHDALE WAY  
BLESSINGTON  
CO. WICKLOW  
W91 X4A4**



Semi Detached



4



3



131 SqM  
1409.50 SqFt



**BER C3**



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## DESCRIPTION

Nugent Auctioneers, 045-865555 can assure any discerning purchaser hoping to acquire a conveniently located home close to all services to look no further than 22 Beechdale Way. Benefiting from the extra living space that takes advantage of the southerly aspect of the back garden and the extended sunroom which has its own independent air-conditioning unit. This brick faced four bed roomed home is located close to a green area within a quite cul-de-sac.

*Please see our virtual tour for initial inspection.*

## LOCATION

From Dublin travel to 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>	5.80m x 1.44m	
<b>Guest W.C.</b>	1.56m x 0.74m	WHB and WC
<b>Sitting Room</b>	6.77m x 3.44m	Solid wooden floor and feature fireplace.
<b>Living Room</b>	5.46m x 3.39m	Double doors to sitting room
<b>Kitchen</b>	2.51m x 2.32m	Fully fitted kitchen incorporates living room
<b>Sunroom/Conservatory</b>	6.11m x 2.31m	Stove / Wooden floor / air-conditioning unit / Patio Doors
<b>Bedroom 1</b>	2.94m x 4.35m	Merged with Bedroom 4, used as a walk-in wardrobe / Ensuite / TV bracket
<b>Ensuite</b>		Quadrant tiled Shower / WHB / WC
<b>Bedroom 2</b>	3.41m x 2.59m	Wooden Floor, Built-in Wardrobe
<b>Bedroom 3</b>	2.80m x 2.41m	Wooden Floor.
<b>Bedroom 4</b>	2.63m x 2.43m	Currently in use as a walk-in Wardrobe for B'room 1
<b>Main Bathroom</b>	2.24m x 1.66	Fully Tiled / Bath / WHB / WC / Shower over bath
<b>Landing</b>	3.95m x 1.49m	

## SERVICES

- Mains Water
- G.F.C.H.
- Electricity
- Alarm

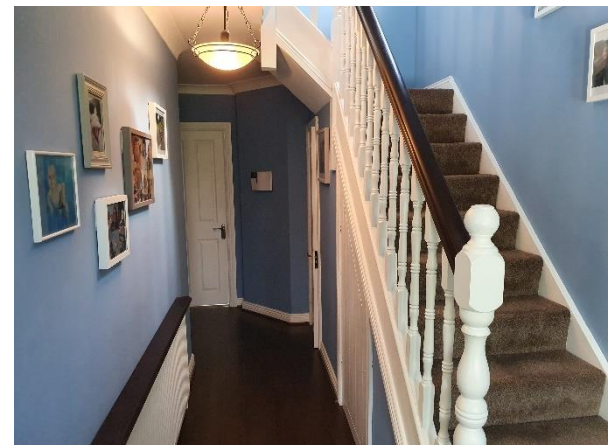
## INCLUDED IN SALE

- Carpets
- Curtains
- Blinds
- Hob
- Fan Oven
- Electric Fire in sitting room
- Air Conditioner in Sunroom



## ADDITIONAL INFORMATION/FEATURES

Landscaped rear Garden / Paved Driveway / Velux Skylights in Kitchen



**PRICE REGION AMV: €420,000**

**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.