



**SUPERB SEMI-DETACHED 5 BEDROOM RESIDENCE  
TOWN CENTRE LOCATION**

**1 BEECHGROVE, CARLOW ROAD, ATHY, CO. KILDARE  
R14 A024**

**GUIDE PRICE: €290,000**



PSRA Reg. No. 001536



**FOR SALE BY PRIVATE TREATY****1 BEECHGROVE, ATHY, CO.  
KILDARE, R14 A024.****DESCRIPTION:**

No 1 Beechgrove is a superb semi-detached 5-bedroom residence located in a quiet cul-de-sac of only 6 houses just off Offaly Street. The property is within walking distance of the town centre and 5 mins from the train station.

The house is in superb condition throughout containing c. 171 sq.m. (c.1,840 sq.ft.) of generous accommodation over 3 floors. Having undergone extensive modernisation by the current owners the property is an ideal family home.

Features include double glazed hardwood windows, gas fired central heating, scavolini style fitted kitchen and built in wardrobes in 3 bedrooms.

The property is a short distance from the M9 Motorway and accessible to a range of locations including:

Newbridge:	28km
Naas:	45km
Portlaoise:	25km
Carlow:	20km

Athy itself is an attractive commercial town with a thriving local community including plenty of amenities, shops, bars and restaurants. The train station is on the Dublin to Waterford intercity route, with on average 9 trains per day and travelling time to Dublin ranging from 45 mins - 1 hour.

**ACCOMMODATION:**

**Hallway:** 5.2m x 1.9m  
Curved entrance hall with tiled floor and understairs storage

**Sitting Room:** 3.5m x 5.60m  
Laminate timber floor, coving, sandstone fireplace and double doors leading to:

**Dining Area** 6.5m x 3.3m  
Open plan dining area with tiled floor.

**Kitchen:** 2.8m x 4.69m  
Open plan with tiled floor, scavolini style built in ground and eye level presses with quartz worktop, ss sink unit, breakfast bar, patio doors, integrated appliances including gas hob, extractor, electric double oven (all Bosch) and french double doors to patio.

**Snug / TV Room:** 2.5m x 3.36m  
Tiled floor, double french doors to patio area.

**Utility Room:**  
Plumbed ss sink unit, fitted presses and tiled floor.

**Bathroom:** sink w.h.b, w.c, power shower, fully tiled.

**First Floor:**

**Bedroom 1:** 3.5m x 3.5m  
Built in wardrobes, carpet  
**Ensuite:** w.c, w.h.b, electric shower, fully tiled.

**Bedroom 2:** 3.8m x 3.3m  
Built in wardrobes, carpet floor.

**Bedroom 3:** 2.6m x 2.8m  
Built in wardrobes, carpet.

**Bathroom**  
w.c, w.h.b, bath with pumped shower, fully tiled.

**Hotpress:**  
Shelved with immersion.

**2<sup>nd</sup> Floor:**

**Bedroom 4:** 3.4m x 3.6m  
Carpet

**Bedroom 5:** 3.4m x 3.2m  
Carpet with superb views over the River Barrow. Ideal for private office/ library etc.

**OUTSIDE:**

Cobble - loc drive to front to accommodate 2 cars, garden to front in lawn with paved patio area, outside ESB points. Natural stone back yard with raised beds and rockery. Outside tap, side gate and small garden shed.

**SERVICES:**

Mains water, mains drainage, gas fired central heating.

**BER: C3**

**BER NO: 104839519.**

**SOLICITOR:**

R. A Osborne & Co, Emily Square, Athy, Co. Kildare.

**CONTACT:**

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**JORDAN** 

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