



NO. 2 BEECHDALE GROVE
BLESSINGTON
CO. WICKLOW | W91 E2X9

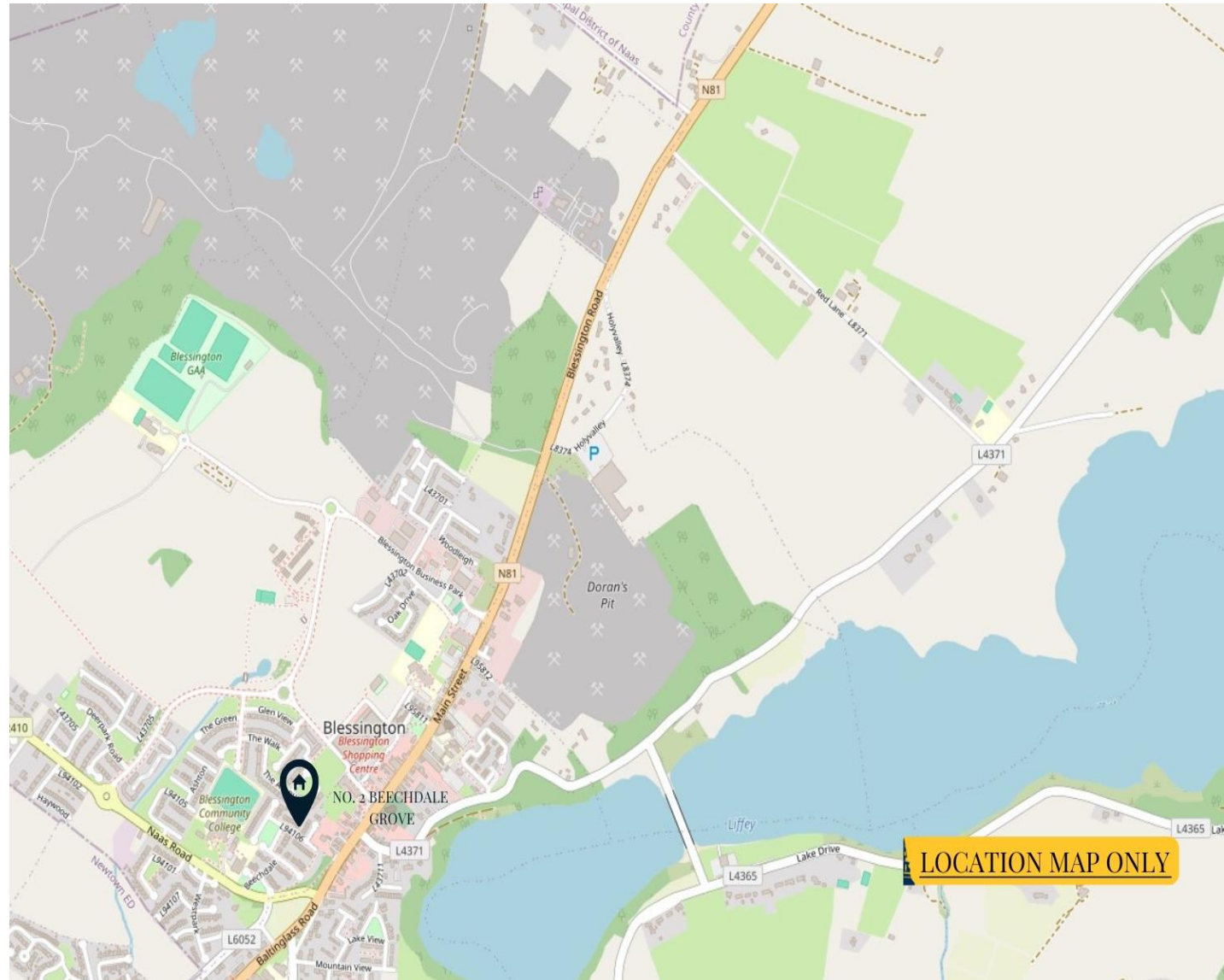
LOCATION

Quietly nestled to the back of this mature and settled development with its large green areas. Beechdale is a walk from Blessington Village yet easily accessible to Citywest, M50 & Dublin City Centre. Blessington is a commuter town with an abundance of pubs, eateries, churches and schools. It has kept its country feel yet it has been enhanced in recent years by the Town Centre Development incorporating various retail outlets including Dunnes Stores. For the sports enthusiast there is a good supply of golf courses nearby including South Dublin, Slade Valley, Tulfarris, Rathsalagh and Naas. Water sports are available on your doorstep with The Avon sports centre providing sailing, canoeing, windsurfing, and the gateway to the Blessington Greenway walk which leads you to the renowned Russborough House.

Naas: c. 12Km.

Citywest: c. 9 Km.

Dublin City Centre: c. 28Km.



DESCRIPTION

No. 2 Beechdale Grove is a stunning home that has been cleverly thought out and redesigned by its owner to provide a modern family home with an abundance of accommodation for any growing family. The design of this home in particular works for a family but would also benefit those that may want to cater for family members that would like to live alongside them while still enjoying privacy. Extending to a very spacious 198sq.mts. approx., the house is flooded with natural light from the large windows and Velux roof lights. There are two kitchens in this home and two living rooms all of which have been redecorated to an extremely high standard. The extension to the side was constructed in 2022 and alongside this, the main house was also completely revamped with all modern fittings and fixtures and a décor that is sure to appeal. Features include wood panelled walls, wooden flooring, bespoke fitted kitchens and bathrooms all fitted to a very high standard. This home is turnkey.

Outside there is a large tarmac drive with ample parking for cars and the south facing rear the garden features wood panelled walls, cobble lock patio, artificial grass and decking, providing a beautiful space to relax and unwind at the end of a busy day. There is a self-contained studio here which would be suitable for a number of uses.

What is beyond the hall door of this beautiful family home is sure to amaze you!!. Early viewing advised.

FEATURES:

- Bespoke panelling on walls.
- Kitchens fitted to high standard.
- Contemporary bathrooms.
- CCTV security cameras.
- Front garden, PIR lighting.
- Combi boiler system.
- Outside tap to front and rear.
- Back garden external lighting throughout.
- Thoughtfully designed south facing rear garden.
- Gas heating, separate zoning.
- Energy efficient B3 rating.
- Fibre WI-FI.
- Garden Studio with plumbing and electric.

ACCOMMODATION

| | |
|--------------------------|---|
| ENTRANCE HALL | With wooden flooring & guest W.C. Wood paneling on walls. |
| LIVING ROOM | With open fireplace and dado rails. Wooden flooring. |
| KITCHEN / BREAKFAST ROOM | With shaker style kitchen with ornate cooker hood, tiled splashback and large counter island with underneath storage & seating. Wooden flooring & feature glass wall with French doors to garden. |
| UTILITY ROOM | Plumbed for washing machine. Wooden flooring. |
| UPSTAIRS | Large landing with hotpress, stairs leading to attic room. Paneling on walls. |
| BATHROOM | With contemporary tiling throughout, bath, W.C & W.H.B. |
| BEDROOM 1 (MASTER) | With wooden flooring & fitted wardrobes. |
| EN-SUITE | With modern tiling throughout with electric shower, W.C & W.H.B. With vanity unit. |
| BEDROOM 2 | With wooden flooring. |
| BEDROOM 3 | With wooden flooring & wood panelled walls. |
| ATTIC ROOM 1 | With wooden flooring, eaves storage & Velux windows. |











ACCOMMODATION

LIVING ROOM 2

With wooden flooring & wall mounted electric fireplace.

GUEST W.C

With half paneled walls, fitted units, plumbed for washing machine.

KITCHEN / BREAKFAST ROOM

With shaker style units, eye level double oven, hob. Integrated pantry, wooden flooring. Large picture window & glass door to patio area.

UPSTAIRS

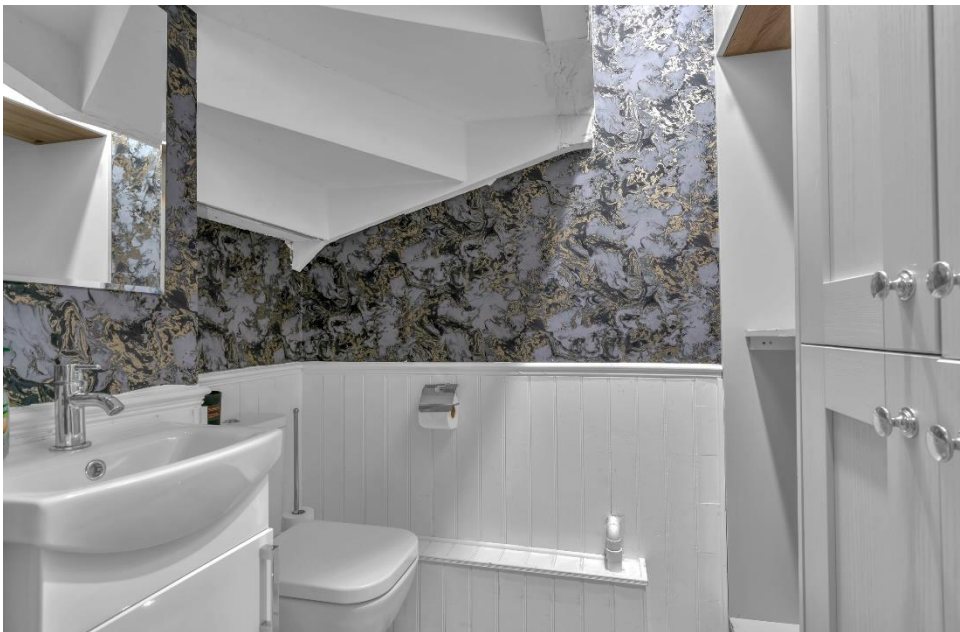
Landing with built in storage & stairs leading to to attic.

BATHROOM

Fully tiled with walk in shower with rainfall shower, head oversize jacuzzi bath, built in vanity with over counter sink and storage units & underfloor heating.

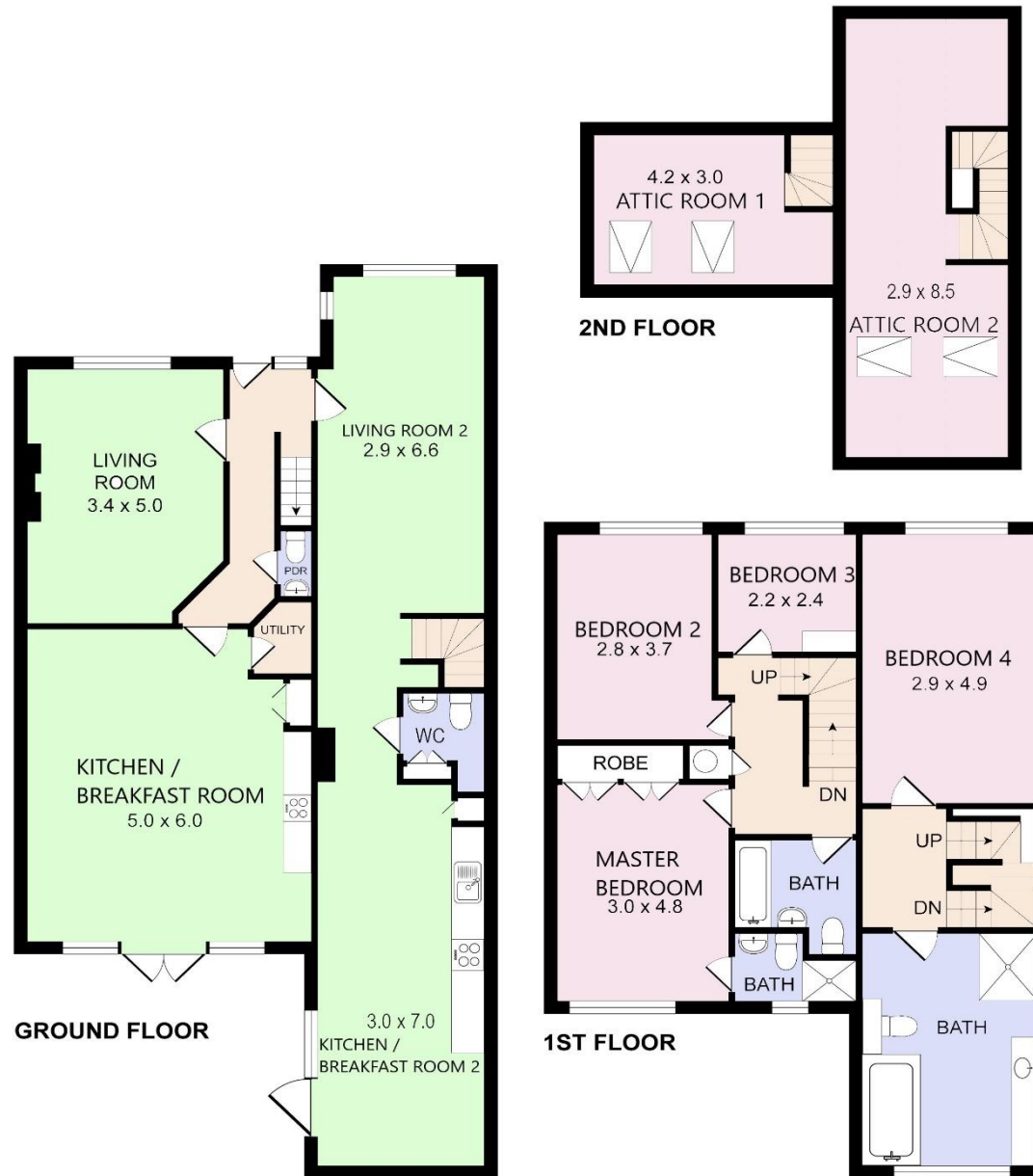
BEDROOM 4

With wooden flooring & built in wardrobes.









FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€635,000

BER:

B3

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