



Three Bedroom Semi-Detached Residence

3 Beechdale Grove, Blessington, Co. Wicklow, W91 W6K8



3



2



98.17 sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

This family home is located in the much sought after development of Beechdale, on the edge of Blessington village. Beechdale is a well established tree lined development with generous green areas and wide avenues. Local amenities in Blessington Village include schools, shops, churches, Blessington Lakes, golf clubs and various other sporting activities. The new Blessington Town Centre provides a wide range of shops and other facilities.

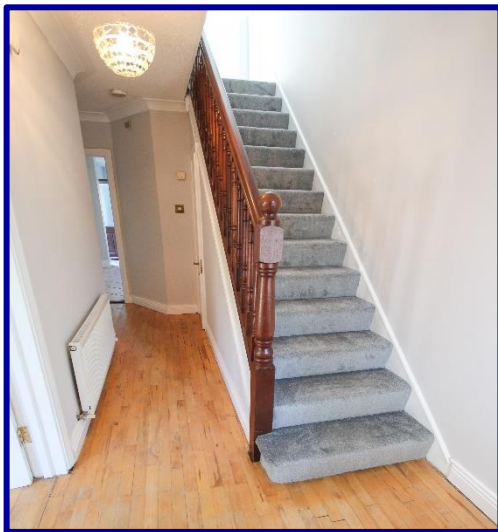
Naas: c. 6 miles. **Dublin:** c. 18 miles.

DESCRIPTION:

A Ballymore Homes built property, no. 3 is a three bedroom semi detached residence located to the back of the Beechdale Estate with a large green area to the side and ample parking to the front. Internally the property would be in need of some modernisation but the rooms are all of good proportions and it has been completely repainted throughout with new carpets laid. The back garden is very private with a sunny south facing aspect and a large side entrance. This is a lovely family home in a very sought after estate.

ACCOMMODATION:

Entrance Hall	5.22m x 1.06m.	With wooden flooring
Living Room	5.01m x 3.45m.	With freature fireplace with open fire, wooden doors to:-
Dining Room	3.46m x 2.73m.	With wooden flooring & sliding patio doors to garden.
Kitchen / Breakfastroom	5.98m x 2.54m.	With fitted kitchen units, tiled floor & splashback.
Utility Room	1.53m x 1.50m.	Plumbed for washing machine



UPSTAIRS

Bathroom

2.16m x 2.05m.

Landing with hotpress & attic access.

With bath, W.C. & W.H.B. Tiled floor & part tiled walls.

Bedroom 1

3.97m x 3.09m.

With fitted wardrobe, wooden flooring.

En-Suite

2.16m Max x 1.19m.

With shower cubicle, W.C. & W.H.B.

Bedroom 2

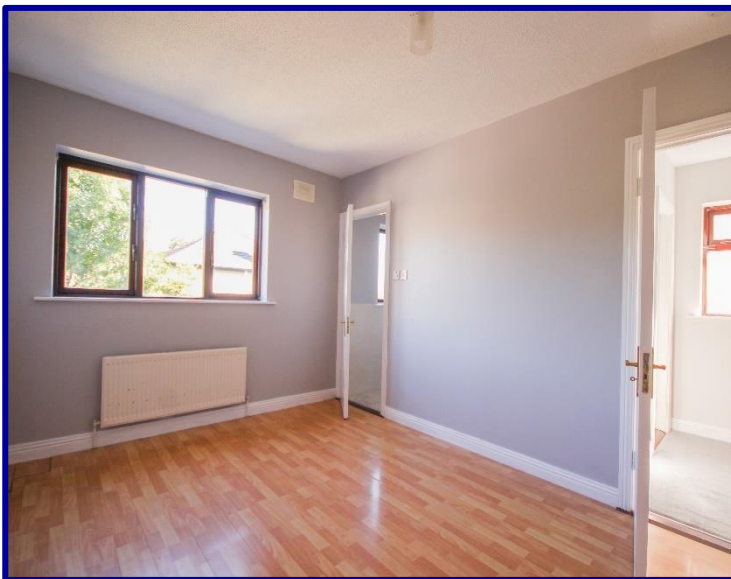
3.75m x 3.05m.

With fitted wardrobe.

Bedroom 3

2.87m x 2.38m.

With fitted wardrobe.



OUTSIDE:

- Front Garden & off street parking
- Extra wide side entrance
- Rear garden not overlooked
- Patio area.



VIEWING:

BY APPOINTMENT ONLY

BER:

C2 (115408981)

PRICE REGION:

€359,000



JP&M
DOYLE

Established. 1952

Main Street, Blessington, Co. Wicklow, W91 RK28.

t: (045) 865568

f: (045) 891425

e: blessington@jpmdoyle.ie

PSRA Licence: 002264

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.