

FOR SALE

By Private Treaty



171 Beechwood Avenue, Newbridge, Co. Kildare, W12 YD81

GUIDE PRICE: €250,000



3



2



89 Sqm



JORDAN

SEMI-DETACHED 3 BED FAMILY RESIDENCE

Beechwood Avenue is a mature residential development of just 50 residential units built in the 1970's. No 171 is an extended 3 bedroom end terraced residence (circa 89 sq. m./958 sq. ft.) with a newly fitted oil burner and walls pumped with insulation. It is presented in good condition throughout with off-street parking to the front and a large walled in rear garden with a block-built workshop which benefits from electricity.

The property is only a short walk from the Town Centre which contains schools, church, pubs, restaurants, banks and for the shopping enthusiast Penney's, T.K. Maxx, Dunne's Stores, Tesco, D.I.D. electric, Woodies, Newbridge Silverware and Whitewater Shopping Centre with 70 retail outlets, food court and cinema. Commuters have the benefit of the M7 Motorway, bus route and train service. Local amenities include horse riding, GAA, soccer, golf, swimming, leisure centres, rugby, canoeing, fishing and racing in the Curragh, Naas and Punchestown.

This is an ideal first time buyers home and presents an excellent investment opportunity.



Accommodation

Entrance Hall (15.42ft x 5.84ft) 4.70m x 1.78m
With tiled floor.

Sitting Room (13.29ft x 10.66ft) 4.05m x 3.25m
With laminate floor.

Kitchen/Dining (16.90ft x 9.51ft) 5.15m x 2.90m
With tiled floor, built-in ground and eye level units, electric double oven, electric hob, wood burning stove.

Back Hall
Plumbed with tiled floor.

Guest Bathroom
Tiled floor, w.c., w.h.b., electric shower.

Bedroom 1 (12.80ft x 9.02ft) 3.90m x 2.75m
With wooden floor and built-in wardrobes.

Bedroom 2 (10.66ft x 9.51ft) 3.25m x 2.90m
With laminate floor and built-in wardrobes.

Bedroom 3 (9.84ft x 7.71ft) 3.00m x 2.35m
With laminate floor and built-in wardrobes.

Bathroom
Vinyl floor, tiled surround, w.c., w.h.b., shower.

Hotpress
Shelved with immersion.

Attic Space
With folding attic stairs.



Features

- Ideal starter home or investment property
- 15-minute walk to Newbridge train station
- Newly fitted condensing oil burner
- Walls pumped with insulation

Inclusions

TBC

Outside

Concrete drive with off-street parking to front.
Rear garden mainly in lawn with paved patio area.
Outside sockets.
Large block built workshop with electricity.

Services

Mains water, main drainage, electricity, oil fired central heating, refuse collection.

Negotiator | Mark Neylon

T: 045 433550 E: mark@jordancs.ie W: www.jordancs.ie

Viewings

Strictly by prior appointment only.



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