



### 3 BEDROOM TERRACED PROPERTY IN CENTRAL LOCATION

147 Beechwood Avenue, Newbridge, Co. Kildare, W12 PX56

GUIDE PRICE: € 225,000



PSRA Reg. No. 001536

**147 Beechwood Avenue, Newbridge, Co.  
Kildare, W12 PX56**

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**FEATURES:**

- \* Tarmac drive.
- \* PVC double glazed windows.
- \* PVC fascias/soffits.
- \* Overlooking green area.
- \* Dual oil fired/solid fuel central heating.

**DESCRIPTION:**

Beechwood Avenue is a mature residential development of just 50 residential units built in the 1970's. The property is only a short walk from the Town Centre which contains schools, church, pubs, restaurants, banks and for the shopping enthusiast Penneys, T.K. Maxx, Dunnes Stores, Tesco, D.I.D. electric, Woodies, Newbridge Silverware and Whitewater Shopping Centre with 70 retail outlets, foodcourt 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 Puncchestown.

No 147 overlooks a green area and is presented in very good condition throughout and benefits from solid fuel heating and PVC double glazed windows. Viewing is highly recommended. The property is a 3 bedroom terraced house built in circa 1979 and approached by a tarmacadam driveway with cobbleloc feature to the front, it has PVC fascias and soffits, double glazed windows.

**ACCOMMODATION:**

Entrance Hall : 1.80m x 4.08m

Sitting Room : 3.20m x 4.00m  
Laminate floor, recessed lights, double doors.

Kitchen/Dining : 5.15m x 2.90m  
Oak fire, back boiler, tiled floor, oak built-in ground and eye level presses, s.s. sink unit, electric cooker, extractor.

Bathroom :  
w.c., w.h.b., bath, electric shower, tiled surround.

Bedroom 1 : 3.80m x 3.20m  
Laminate floor.

Bedroom 2 : 2.70m x 3.87m  
Laminate floor.

Bedroom 3 : 2.95m x 2.35m  
Laminate floor, built-in wardrobe, coving.

**OUTSIDE:**

The property is approached by a tarmacadam driveway with cobblelock feature to the front and a courtyard with paved patio area, 2 outbuildings and outdoor tap.

**SERVICES:**

Mains water, mains sewage, refuse collection and dual heating.

**INCLUSIONS:**

TBC

**SOLICITOR:**

Paul D'Arcy, D'Arcy & Co.  
Claregate Street, Kildare

**BER:** D2

**BER NO:**

**CONTACT:**

MarkNeylon  
M: 085 1226720 T: 045-433550  
E: mark@jordancs.ie







**Edward Street,  
Newbridge,  
Co. Kildare  
T: 045-433550  
www.jordancs.ie**

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