

**FOR SALE**

By Private Treaty



**28 Beechmount, Newbridge, Co. Kildare, W12 TH76**

**GUIDE PRICE: €375,000**



3



3



88 Sqm



**JORDAN** 

## SUPERB 3 BEDROOM SEMI-DETACHED HOME WITH LARGE GARDEN

Beechmount is a mature and well-established residential development comprising a mix of semi-detached and detached homes, ideally located in a highly sought-after setting just off the Green Road, within walking distance of the town centre.

Situated within a semi-circular cul-de-sac overlooking a green area, this attractive three-bedroom semi-detached home extends to approximately 88 sq.m. (c. 947 sq.ft.) of well-proportioned accommodation, presented in good condition throughout. The property benefits from new PVC double glazed windows, composite front door, EV car charger and gas-fired central heating, making it an ideal home for first-time buyers, downsizers or investors alike.

To the rear, the property enjoys a beautifully landscaped garden, mainly laid in lawn and complemented by a paved patio area, all enclosed by mature beech hedging and trees, providing excellent privacy and an ideal space for outdoor dining and relaxation.

Upon entering the property, a welcoming entrance hall with oak flooring leads to a bright sitting room featuring a bay window, fireplace and oak flooring. To the rear of the house is the kitchen / dining room, fitted with a range of units and electrical appliances, with a patio door opening to the rear garden, allowing for excellent natural light. A guest WC completes the ground floor accommodation.

Upstairs there are three bedrooms, two of which feature sliding and mirrored built-in wardrobes, including a main bedroom with ensuite, together with a family bathroom. The property also benefits from folding attic stairs leading to a partially floored attic space with lighting, providing valuable additional storage.

The town offers an excellent range of educational, recreational and shopping facilities, including Tesco, Dunnes Stores, Lidl, Aldi, Penneys, TK Maxx, Newbridge Silverware, DID Electrical and Woodies, together with the Whitewater Shopping Centre, which features over 75 retail outlets, a food court and cinema.

The area benefits from excellent road and rail connectivity, with convenient access to the M7 Motorway at Junction 12, bus routes available from the Green Road, and a regular commuter rail service from the town providing direct access to Dublin City Centre, serving both Heuston Station and Grand Canal Dock.

The development is also within a short walk of the renowned Curragh Plains, extending to approximately 4,500 acres of open parkland, ideal for walking, running and cycling. A wide range of sporting and recreational amenities are available locally, including GAA, rugby, soccer, fishing, canoeing, hockey, basketball, athletics, swimming, horse riding and golf, together with racing at The Curragh, Naas and Punchestown.



## Accommodation

**Hallway (5.91ft x 15.35ft) 1.80m x 4.68m**  
oak floor and coving.

**Toilet**  
w.c., w.h.b., fully tiled.

**Sitting Room (16.67ft x 12.07ft) 5.08m x 3.68m**  
bay window, oak floor, fireplace and coving.

**Kitchen/Dining Room (18.37ft x 9.84ft) 5.60m x 3.00m**  
fitted ground and eye level presses, tiled floor and surround, electric oven,  
electric hob, s.s. sink, extractor, patio doors to walled in rear garden.

### First Floor

**Hotpress**  
shelved with immersion.

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

**Bedroom 1 (11.81ft x 10.10ft) 3.60m x 3.08m**  
built-in sliding & mirrored wardrobes.

**En-suite**  
fully tiled, w.c., vanity w.h.b., electric shower.

### **Storage Closet**

**Bedroom 2 (12.96ft x 10.33ft) 3.95m x 3.15m**  
bay window, built-in sliding & mirrored wardrobes.

**Bedroom 3 (7.71ft x 9.51ft) 2.35m x 2.90m**

**Attic Space**  
with folding stairs, partly floored and light.



## Features

- New PVC double glazed windows
- Composite front door
- Gas fired central heating
- EV car charger
- Manicured rear garden in lawn with paved patio area enclosed by beech hedging and trees
- Security alarm
- Situated in a semi-circle overlooking a green area
- Excellent educational, recreational and shopping facilities closeby
- Good road and rail infrastructure
- Room for extension subject to PP

## Inclusions

TBC

## Outside

Driveway to front along with garden in lawn, side access with gate leading to large rear garden mainly in lawn with paved patio area, Barna shed all enclosed by beech hedging and trees.

## Services

Mains water, mains drainage, refuse collection, electricity, gas fired central heating

## Negotiator | Liam Hargaden

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## Viewings

Strictly by prior appointment only



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