



BER **B3**



For Sale

Tiermore : Kilmacow: Co. Kilkenny : X91P9N3.

Asking Price €625,000





DESCRIPTION

Tiermore is a well-proportioned Georgian styled two storey family home, extending to 307 sq.m. / 3309 sq.ft. and standing on an expansive site of c. 4.2 acres. Approached by a meandering hedge and tree lined driveway, the beautifully landscaped gardens and grounds of this stunning property add further to the instant appeal of this substantial traditional styled home. Built in 2006 to the highest standards, the property encompasses many features that you may expect from such an imposing Georgian style residence, including double glazed sash windows, nine foot ceiling height, wood panelling to walls and coving to ceilings. The property is approached by a natural cut-stone entrance with electric gates and a large sweeping gravelled driveway. The minute you walk through the front door of this beautiful home you will be immediately impressed with the grand hallway, high ceilings, feature staircase and marble flooring. The ground floor comprises of two reception rooms one of which has an open fireplace and bar. The large open plan kitchen/diner has a bespoke, hand crafted kitchen with granite work tops and Belfast sink. The living room has a vaulted ceiling with Velux window and double doors that leads you to the rear garden with patio and bbq areas and your very own putting green. There is a large utility room with built in units, sink and wc. First floor comprises of five spacious bedrooms, main ensuite, Jack & Jill shower room and main bathroom. A Stira staircase to attic room which is fully floored and has a Velux window. Rarely does a property of this calibre come to the market with the benefit of circa 4.2 acres and within a short drive to Waterford City. The property has an excellent B3 Energy Rating. Viewing this beautiful turn-key residence is highly recommended.

LOCATION

The property is located one kilometre from Kilmacow Village, within easy access to a host of local amenities to include three primary schools, a GAA club, local shops, bars, and off licence. Kilmacow village is also just a ten minutes' drive to Waterford City Centre. The property is set in the beautiful rolling countryside and is easily accessible due to its proximity to the Waterford bypass, which links the main Waterford to Dublin motorway with direct access to all other national routes and within easy reach of New Ross and the Waterford Greenway

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**



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ACCOMMODATION

Entrance Hall **9.64 x 3.12**

Marble flooring. Wood panelling. Feature staircase. Recess lighting.

Sitting Room **5.28 x 5.83**

Oak flooring. Open fire with cast iron surround and tiled inset. Blinds and curtains to window. Coving to ceiling.

Lounge/Games Room **5.62 x 4.01**

Oak flooring. Blinds to window.

Kitchen/Diner **5.47 x 5.50**

Porcelain tiled flooring. Bespoke hand crafted kitchen with granite worktops. Integrated dishwasher, Range cooker, and Belfast sink. Tiled splashback. Recess lighting. Coving to ceiling. Blinds to window

Living Room **5.27 x 5.54**

Porcelain tiled flooring. Bay window. Vaulted ceiling. Velux window. Recessed lighting. Double doors to rear garden and patio.

Utility Room **5.49 x 3.96**

Porcelain tiled flooring. Fitted units plumbed for washing machine. Stainless steel sink unit.

WC **2.52 x 1.25**

Porcelain tiled flooring. WC. WHB. Wood panelling.



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FIRST FLOOR

Master Bedroom **5.54 x 4.90**

Carpet flooring. Coving to ceiling. Blinds and curtains to windows.

Walk in Wardrobe

En Suite **3.50 x 1.80**

Linoleum flooring. WC. WHB. Shower. Walls tiled around shower from floor to ceiling. Blinds to window.

Bedroom 2 **5.52 x 3.20**

Carpet flooring. Fitted wardrobes. Blinds and curtains to window.

Jack & Jill Shower Room **2.50 x 2.52**

Linoleum flooring. WC. WHB. Corner shower.

Bedroom 3 **5.02 x 3.68**

Carpet flooring. Fitted wardrobes. Coving to ceiling.

Bedroom 4 **3.82 x 3.20**

Carpet flooring. Coving to ceiling. Blinds and curtains to window.

Bedroom 5 **4.63 x 4.34**

Carpet flooring. Coving to ceiling. Curtains to windows.

Bathroom **5.54 x 4.90**

Tiled floor and walls partially tiled. WC. WHB. Corner bath. Shower. Coving to ceiling. Recessed lighting.

Stira Attic Stairs

Attic Room **6.86 x 4.49**

Fully floored. Velux window.











FEATURES

Substantial detached residence of c. 3,309 sq. Ft.

Constructed in 2006 to a very high standard – B3 Energy Rating

Beautifully landscaped gardens and grounds, totalling a c. 4.2 acres

Generous living accommodation over five bedrooms and three reception rooms

Turn-key condition throughout and beautifully decorated

Natural cut-stone entrance with secure electric gates



ASKING PRICE

€625,000

VIEWING

By appointment with selling Agents DNG Reid & Coppinger

BER DETAILS

BER B3

BER No. 108253758

Energy Performance Indicator 125.91 kWh/m.sq/yr



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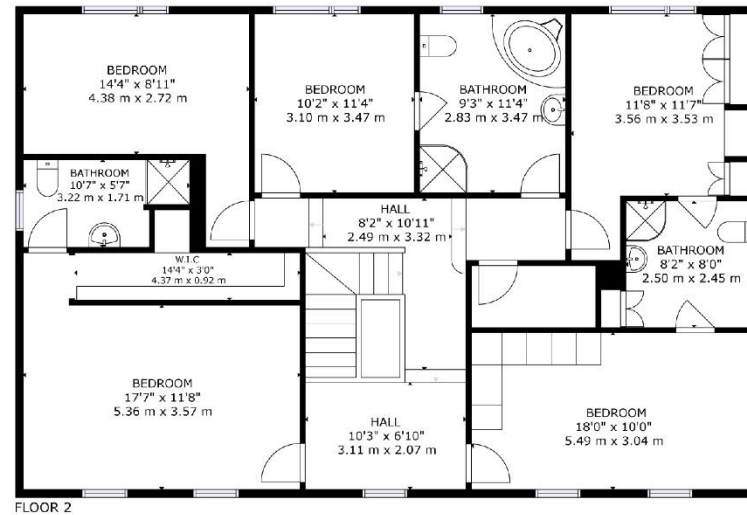
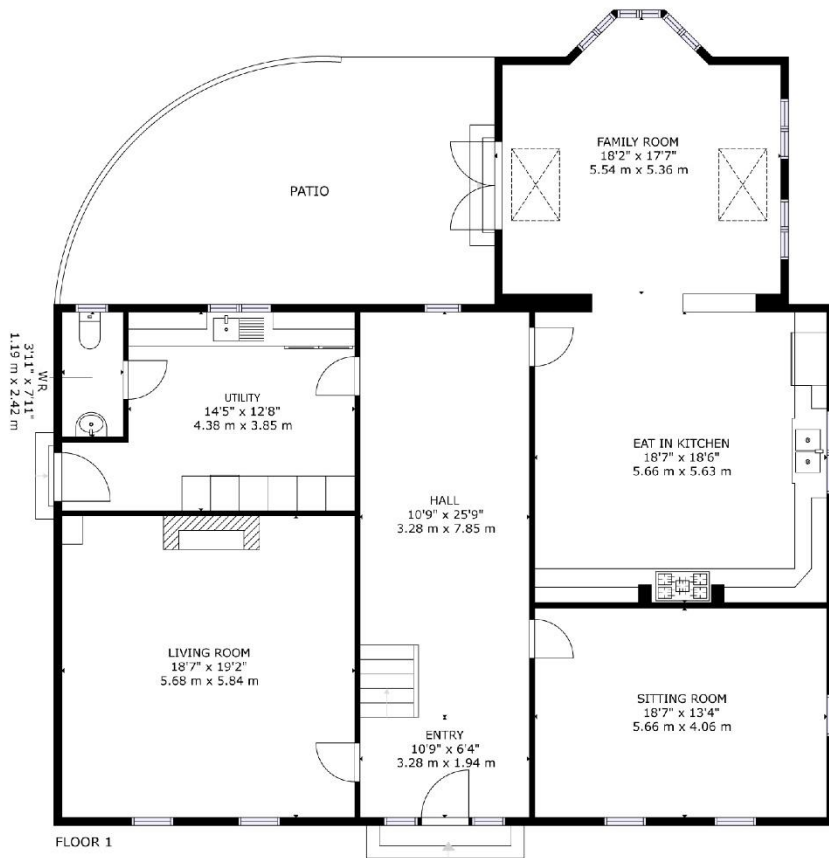
GARDEN

Natural stone cut entrance wall with electric gates with sweeping gravelled driveway. To the front of the property mature shrubbery. Rear garden with patio and bbq area. Second patio with Indian Sandstone, natural stone wall, mature shrubbery and putting green.





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GROSS INTERNAL AREA
 FLOOR 1: 1884 sq.ft, 175 m², FLOOR 2: 1425 sq.ft, 132 m²
 TOTAL: 3309 sq.ft, 307 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.