

## For Sale

### Nicholastown, Slieverue, Co. Kilkenny



Substantial two storey residence of c.2,800 sq. ft. on a well appointed c.1 acre site, situated c.5 miles from Waterford City in the Nicholastown area of Slieverue in Co. Kilkenny. Approached by a stone coined wall entrance with granite capping, the house and detached garage sits amongst mature landscaped gardens surrounded by beech hedging. The partially stone clad residence was completed in 2004, constructed using the best of modern building materials and has been accredited with a B3 energy efficiency rating. This stunning family home has been completed to a very high standard with quality finishes that are visible throughout the property. Features include a quality fitted kitchen with Belfast sink and American style fridge freezer, central vacuum system, full alarm system and high quality flooring and tiling. Accommodation includes a large reception hall with feature staircase, generous sized living room, dining room with conservatory, kitchen, utility room, study, play room or sitting room, WC, master bedroom with en-suite shower room and walk-in-wardrobe, guest bedroom with en-suite shower room, two further double bedrooms and substantial main bathroom. The property sits on a total site area of 0.5 acres, and has the benefit of a further adjoining c.0.5 acre site which was previously granted outline planning permission which has now lapsed. For further information and viewing arrangements, contact sole selling agents DNG Thomas Reid Auctioneers on 051-852233.

**BER: No. 107555773**

**Asking Price € 325,000**

**PSRA Registration No. 00215**

## Accommodation

### **Entrance Hall**

Tiled flooring. Feature staircase in pine with balcony. Recessed spot lighting. Double heights ceiling with exposed beams and wood panelling.

### **Living Room**

Solid beech timber flooring. Coving to ceiling. Feature cut stone fireplace with marble over mantle. Stanley solid fuel stove with back boiler.

4.88 x 5.89

### **Kitchen**

Tiled flooring. Solid pine fitted kitchen with ground and eye level units. Fitted extractor unit. Solid wood work surfaces. Belfast sink. Island bar with marble top. Integrated dishwasher. Tiled splash back. Gas hob range with electric oven. American style fridge freezer.

5.52 x 3.81

### **Utility**

Tiled floor, flowing from kitchen. Plumbed for washing machine and dryer. Rear entrance.

2.68 x 2.08

### **Dining Room**

Solid beech wood flooring. Curtains to windows.

5.90 x 3.13

### **Conservatory**

Beech wood floor flowing from dining room. Vaulted ceiling with exposed beams and wood panelling. French doors to deck area and gardens.

5.02 x 3.47

### **Study**

Solid ash flooring. Blinds to windows

3.26 x 2.24

### **Play Room / Sitting Room**

Wooden flooring. Optional fireplace. Recessed spot lighting. Site entrance to rear garden and deck area.

3.23 x 5.27

### **Down Stairs WC**

Tiled flooring. WC. Whb.

2.07 x 1.32

### **Master Bedroom**

Solid pine wood flooring. Curtains to windows. Recessed spot light. Walk in wardrobes.

5.91 x 4.85

### **En Suite**

Tiled flooring. WC. Whb. Polished porcelain tiled walls to ceiling. Large shower with curved glass shower screen. Multi jet shower unit. Chrome heated towel rail. Recessed spot lighting. Radiator. Velux roof light.

### **Main Bathroom**

Tiled floor. Free standing Jacuzzi bath with shower mixer. Quadrant shower with glass shower screen. WC. Radiator. Wood panelling to walls to dado height. Tiled around shower. Heated towel rail

4.00 x 3.00

### **Hot Press**

### **Bedroom 2**

Carpet flooring. Curtains to window.

3.67 x 3.97

### **En Suite**

Tiled flooring. Shower. WC. Whb with fitted storage unit. Recessed spot lighting.

**Bedroom 3**

5.34 x 4.88

Carpet flooring. Curtains to windows.

**En Suite**

Tiled flooring. WC. Whb. Shower.

**Bedroom 4**

4.87 x 2.75

Solid pine flooring. Curtains to windows.

**Garden**

Rear garden with patio

**Features**

uPVC Double Glazing  
Adjoining c.0.5 Acre site with outline planning previously granted  
(which has now expired)  
Private well water supply  
Central Vacuum System  
Alarm  
Detached garage

**Heating:**

Oil Fired Central Heating

**BER:**

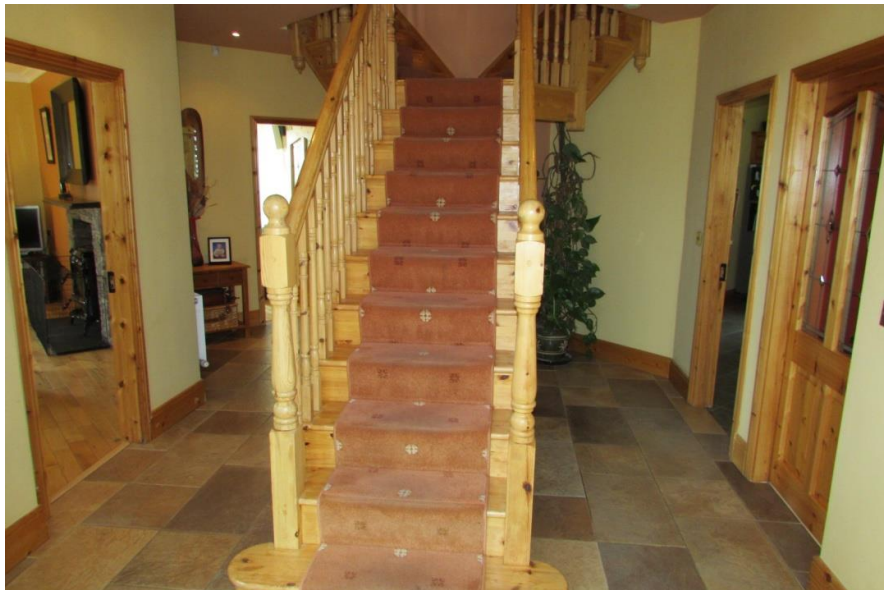
Rating B3

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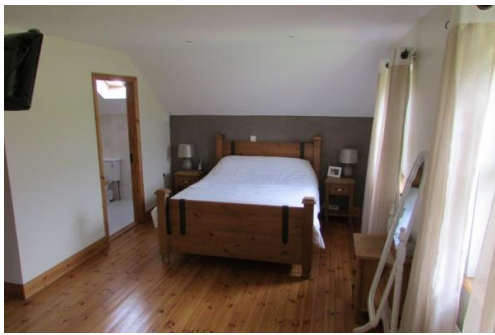
EPI: 145.94 kWh/m<sup>2</sup>/yr

Viewing by prior appointment with  
DNG Thomas Reid Auctioneers on 051 852233

**DNG Thomas Reid Auctioneers PSRA License No. 002015**











DOUGLAS HERMAN GOOD

# DNG

THOMAS REID  
**FOR SALE**

[www.dng.ie](http://www.dng.ie) tel. 051 852233

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