

2 BED APARTMENT OFF KITCHEN (WITH INDEPENDENT ACCESS)

Kitchen 7'09 x 5'10 (2.2 x 1.6)
Tiled floor, kitchen units at floor and eye level, timber panelled backsplash, includes fridge freezer, Bosch washing machine and small tumble dryer.

Living Area 14'10 x 7'10 (4.3 x 2.2)
Laminate timber flooring, door leading out to front of house.

Bedroom 1 11'x 8'02 (3.3 x 2.4)
Carpet flooring, built-in wardrobe includes ensuite (2'08 x 9'05) WHB, WC and Sirius Shower, Vinyl flooring, walls tiled half way up.

Bedroom 2 10'06 x 8' (3 x 2.4)
Carpet flooring, includes ensuite (2'08 x 8') WHB, WC and Triton T90 electric shower, tiled around shower area, vinyl flooring and tiled half way up the walls.



SERVICES Own water supply and septic tank on site; O.F.C.H., alarmed.

BER RATING D1 (but new windows have gone in throughout since this was done)

FEATURES All 6 bedrooms are ensuite
Excellent living space on the ground floor, with wonderful conservatory
Beautifully maintained inside and out – fabulous landscaped gardens
Stone entrance with electric gates to a tarmac drive
Superb location – with an abundance of facilities on the doorstep

This property was built in 1985 and used as a B&B for many years. With generous well proportioned rooms throughout, and excellent living accommodation this home has been beautifully maintained.

LOCATION / DIRECTIONS Located on the R448 Thomastown road out of Knocktopher / Ballyhale, c.2km from Knocktopher. Coming off the motorway into the roundabout at Knocktopher, continue straight, 2nd exit and take 1st exit (straight through) the next roundabout, follow this road onto the Thomastown Road, turn left and Cushlawn House is the first on the left. (There is no sign up!) 3km to the M9 at Knocktopher; 20km to Kilkenny City, 26km to Waterford; 7.3km to Thomastown; 6km to Mount Juliet; 3.9km to Jerpoint Abbey; 1hr 20 mins to Dublin Airport, 37km to Waterford Airport. Gowran Racecourse is only 18km. Golf at Gowran, Ballyhale & Mount Juliet Estate.

VIEWING HIGHLY RECOMMENDED

**CUSHLAWN HOUSE, CASTLECOLUMB,
KNOCKTOPHER, CO. KILKENNY. R95 N280**

FOR SALE BY PRIVATE TREATY



This is an attractive detached family home with manicured gardens front and rear, electric gated entrance to a tarmac driveway. Offering an abundance of bright spacious accommodation, with excellent living space. Extending to c.3,100 sq ft, accommodation includes entrance hallway, kitchen-dining, diningroom, 2 x reception, large conservatory on the ground floor with 4 bedrooms all ensuite and main bathroom on the first floor. There is also an apartment off the rear hallway, with independent access comprising of kitchen, livingroom and 2 ensuite bedrooms.

GUIDE PRICE : €500,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Hallway 13'10 x 12'07 (4' x 3'7) & 5'02 x 4'05 (1.5 x 1.2)
Carpet flooring, coving with centre piece, carpet stairwell to 1st floor accommodation.



Kitchen – Dining Area 20'08 x 13'02 (6.1 x 3.9)
Tiled flooring in the kitchen area, kitchen units at floor and eye level, tiled between units, includes oil cooker, Bosch dishwasher, Zanussi Fridge Freezer, Belling double oven. Timber flooring in the dining area with double doors leading out to the conservatory, door to livingroom, front and rear hallways.



Rear Hallway 9'05 x 8'05 (2.7 x 2.4)
Tiled floor, built-in storage units, doors leading to front and rear of property and door into the 2 bedroom apartment.

Toilet 6'04 X 4'07 (1.8 X 1.2)
Situating off the hallway with WHB and WC, tiled floor.

Living Room 13'09 x 12'09 (4 x 3.7)
Carpet flooring, feature brick fireplace with solid fuel stove and timber panelled ceiling – this is a lovely cosy room off the kitchen.



Dining Room 15'09 x 12'07 (4.6 x 3.7)
Carpet flooring, double doors leading out to the conservatory and the sittingroom, cornicing with centre piece.

Sitting Room 15'10 x 13'10 (4.6 x 4)
Carpet flooring, open fireplace, cornicing with centre piece, double doors to dining room.

Conservatory 28'08 x 12'06 (8.6 x 3.7)
This is a lovely living space with decking off the double doors leading onto the garden to rear. Timber flooring to one side with tiled flooring to the other half. Timber panelling to back wall. Fitted blinds to all windows and doors.



FIRST FLOOR

Bedroom 1 17'01 x 13'01 (5.2 x 3.9)
Twin bedroom, includes ensuite bathroom (3'06 x 9'06) WHB & WC, vinyl flooring, shower off mains.

Bedroom 2 13'04 x 12'07 (3.9 x 3.7)
Carpet flooring, includes ensuite bathroom (3' x 9') walls fully tiled and cladding around shower area – Gainsborough PS 1200



Bathroom 8'10 x 7'05 (2.5 x 2.1)
WHB, WC and Bath. Carpet flooring, tiled around bath area.

Bedroom 3 13'09 x 8'11 (4 x 2.5)
Carpet flooring, includes ensuite bathroom (9'04 x 3'04) WHB, WC, tiled walls, carpet flooring

Bedroom 4 14' x 10' (4.3 x 3)
Carpet flooring, built-in wardrobes, includes ensuite (8' x 3'04) WHB, WC, Vinyl flooring tiled around shower area, Mira shower off mains.

Landing 17'07 x 11'09 (5.2 x 3.4)
Carpet flooring, hotpress, built-in storage units.

