Nº 60 THE ROSE GARDEN LODGES MOUNT JULIET ESTATE







THE ROSE GARDEN LODGES

MOUNT JULIET





IT THE

II II II II II

MOUNT JULIET

MOUNT JULIET ESTATE

The definitive country estate.



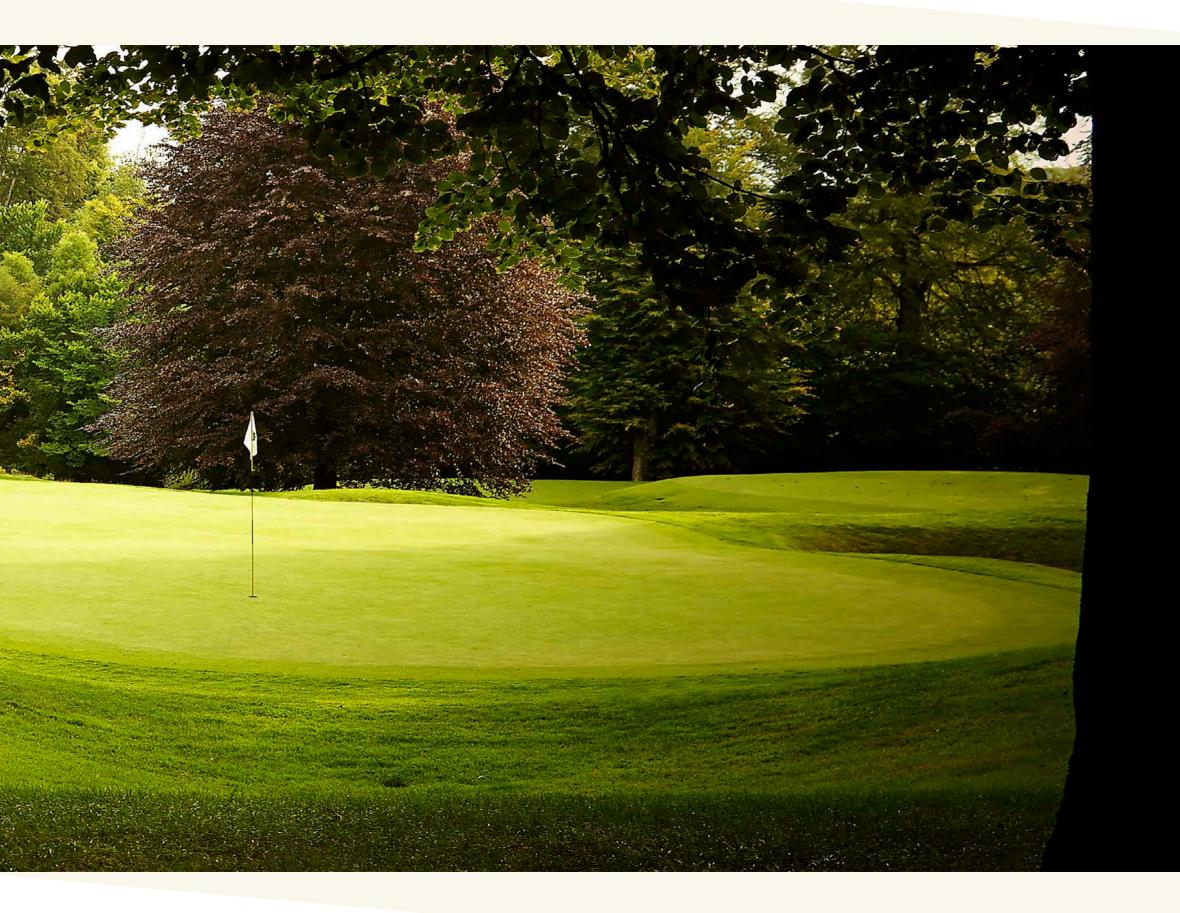


(B)

Apart from its reputation as Ireland's leading residential country estate, Mount Juliet is renowned for its warm, family-friendly and hospitable environment. The range and quality of services, from its magnificent hotel and restaurants, including the Michelin starred Lady Helen restaurant, to its world renowned Jack Nicklaus Signature Golf Course and other extensive leisure facilities, provide Mount Juliet with an unrivalled residential offering in what is truly the quintessential country estate.

BUILT for APPRECIATION

At Mount Juliet the Rose Garden Lodges enjoy a privileged setting adjacent to the Estate's beautiful Walled Garden between the Hunter's Yard and Mount Juliet Manor House, where they overlook the 8th Tee Box and Chipping Green.



WORLD RENOWNED

The Jack Nicklaus designed Mount Juliet Championship Golf Course is world-renowned and is universally popular with golfers of all standards. Rose Garden Lodge owners will benefit from Golf Club membership.*

* This is subject to an annual membership fee.

The 7,300-yard course is testing but fair and incorporates a number of magnificent holes, fairways and features. Iconic holes on the Mount Juliet Championship Golf Course include the stunning par 3, 3rd hole over water, the par 5, 10th hole with its tantalising fairway cantered copse of trees, and the testing par 4 index 1, 13th hole over water. The par 72 course has rolling fairways, a variety of water hazards and features and superbly contoured greens, all expertly blended into the spectacular woodland setting of this magnificent Estate. Three Irish Open tournaments have been held at Mount Juliet as well as two American Express World Golf Championships won by Ernie Els and Tiger Woods respectively, in 2002, the first time it was ever held outside the U.S.A., and again in 2004. PRICELESS TIMES

The Estate is home to a superb Equestrian Centre offering basic and advanced tuition and show jumping while riding trails are located throughout the Estate.

C TANKER

A Di

The exceptional landscape at Mount Juliet is such a place and with 535 acres of outstanding natural beauty, the residents of the Rose Garden Lodges will encounter the timeless serenity of the changing seasons in an ever altering haven of natural beauty. From the windows of each Lodge residents can enjoy different views of the Estate while for those tempted outside there are trails throughout the grounds that facilitate easy access to the greatest of outdoors. The woodlands, parkland, meadows and water courses of Mount Juliet are easily enjoyed by walkers, joggers and horse riders alike.

THE ROSE GARDEN LODGES

Classic design – idyllic living

No.60 Rose Garden Lodges is a large ground floor two-bedroom apartment.

111

CONCRETENT IN

The same is stored in Fight

IN ISOLUM

It comprises an entrance lobby, livingroom, diningroom, kitchen, utility room, stores, bathroom, two double bedrooms, one with ensuite and the second one with access off it to

The total floor area is 133.5 sq.m (1,437 sq.ft).

It is very well located near the Manor House.

She all



BEAUTIFULLY CRAFTED

We can never legislate for style, or define personal taste. But there is a consensus, an agreement of the age – or the ages – in which we bring together elements of excellence, and from them form a harmony. This is the ideal that the Rose Garden reaches for and the over-riding elegance is achieved through classical proportioning and detailing while natural materials and carefully selected fabrics and finishes exude warmth and colour that is enhanced with swathes of natural light that bring the components together to deliver a stage for truly elegant and luxuriously comfortable living.

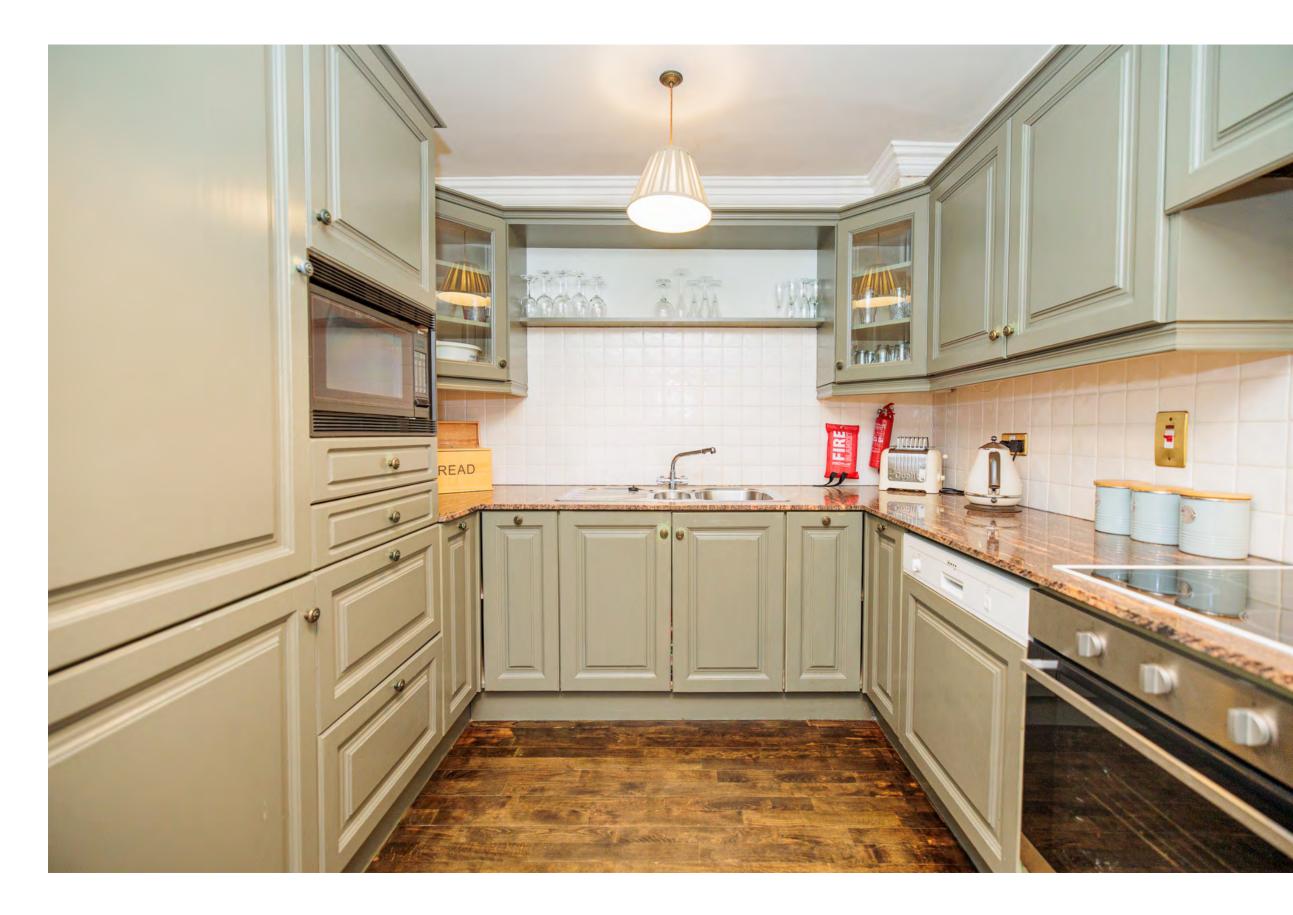










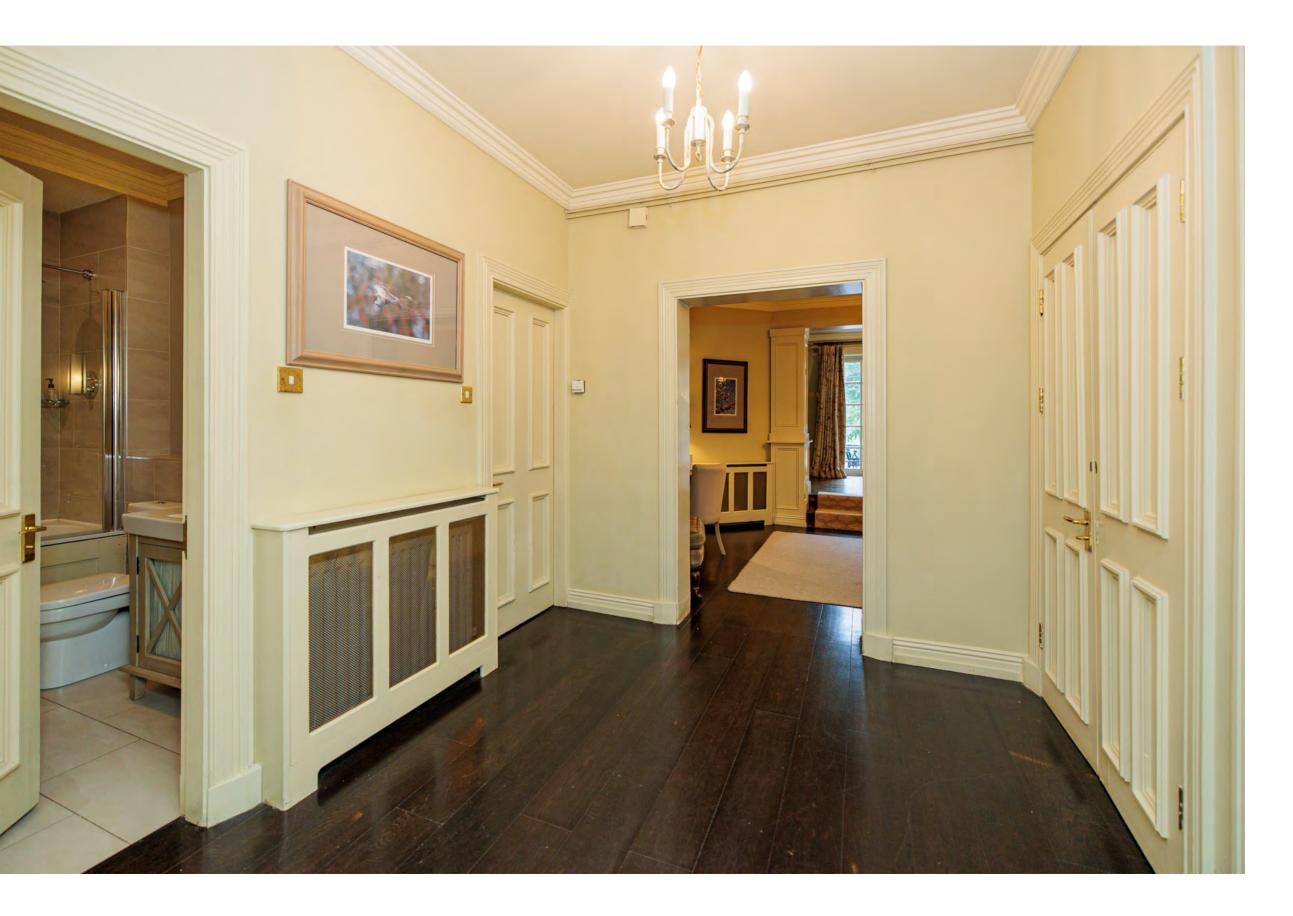






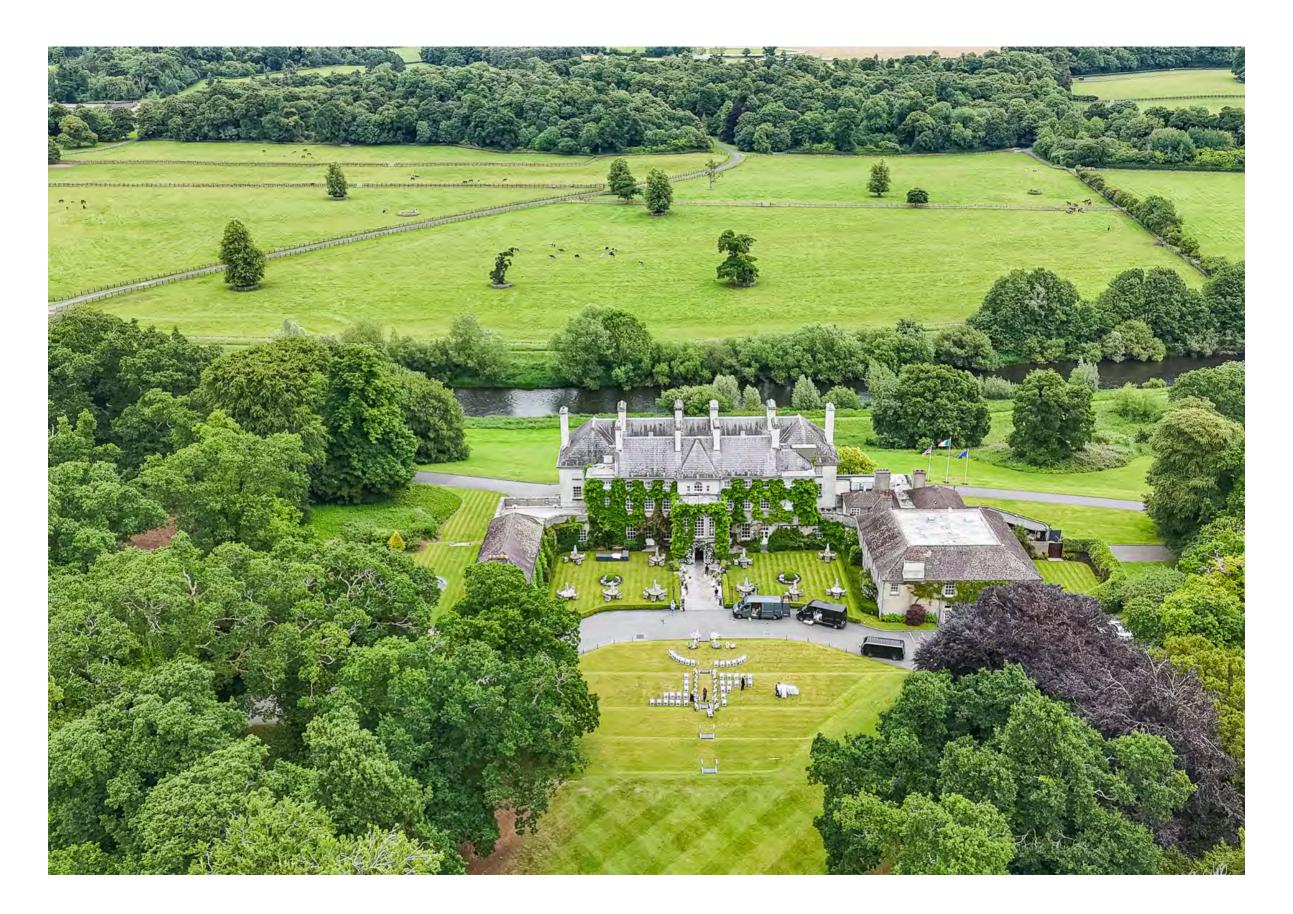






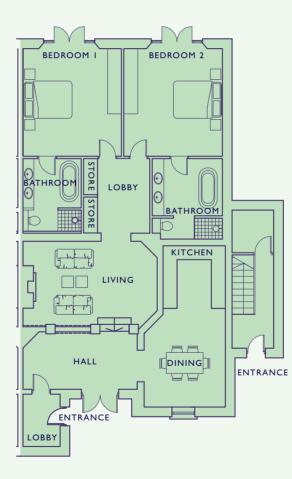


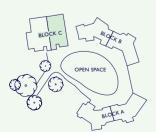




Nº 60 THE ROSE GARDEN LODGES

BLOCK C, GROUND FLOOR









LOCATION KIIKENNY Travel time to Mount Juliet Estate **Dublin Airport** – I hour, 30 minutes **Dublin city centre** – 1 hour, 40 minutes NORELANDS Kilkenny – 20 minutes CLOUGHABRODY **RIVER NORE Shannon Airport** – 2 hours, 20 minutes STONEYFORD L4206 RATHDUFF THOMASTOWN KNOCKMHUIRE MOUNT JULIET OLDTOWN ROAD JERPOINT WEST DUBLIN M9 **RIVER NORE** SHANNON GRENNAN AIRPORT HILL **JERPOINT** IERPOINT KNOCKADRINA WEXFORD CHURCH ABBEY WATERFORD R773 R448

VIEWING: Strictly by appointment. Please contact:

Ken MacDonald or E: ken@hmd.ie M: +353-86-256-3851

Laoise Fennelly E: laoisef@hmd.ie M: +353-86-440-2618

BER Details: BER B3 BER No. 118516376 Energy Performance Indicator: 145.65 kWh/m2/yr TERMS: For Sale by Private Treaty

MANAGEMENT COMPANY CHARGE: €5,485 per annum, which includes home insurance



01 63 18 402

R700

R703

www.hmd.ie 118 Lower Baggot Street, Dublin 2 Email: sales@hmd.ie PSRA Licence No: 00165

Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or is its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.

MOUNT JULIET

