

No. 21 Walton's Grove



Mount Juliet Estate

Thomastown

Co. Kilkenny

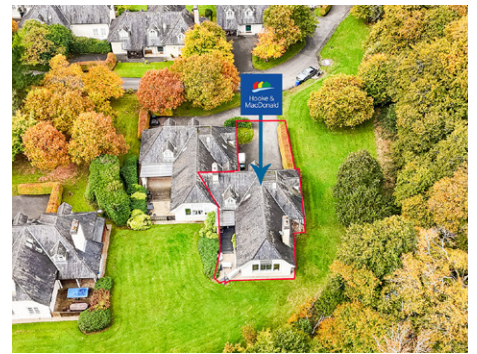


Hooke &  
MacDonald



# 21 WALTON'S GROVE, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny, R95 CF34



## Superb Four Bedroom Residence

BER C1

Stunning large two storey four bedroom semi-detached house set in mature landscaped grounds in a small safe cul-de-sac of 22 residences in this world-renowned Estate







## THE PROPERTY

No. 21 Walton's Grove is a stunning two storey four bedroom semi-detached house set in mature landscaped grounds in a small safe cul-de-sac of 22 residences.

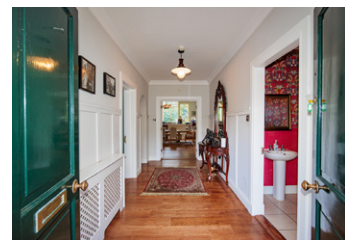
This dormer style property has numerous distinctive design features and has been tastefully refurbished recently to a high standard. The property is very private and benefits from a very sunny aspect.

The property extends to c. 224 sq.m / 2,400 sq.ft comprising entrance hall, cloakroom with wc & whb, superb large double height livingroom and diningroom, with feature windows & fireplace, stylish fitted kitchen, utility room / kitchenette, bathroom, three double bedrooms and one single bedroom, two ensuites.

The driveway provides parking for 2/3 cars. There is external decking and barbeque area, also a buggy store at the front. There is a gas boiler (LPG).









## MOUNT JULIET ESTATE

This property is situated on the Mount Juliet Estate, which is one of the country's finest residential estates and resorts, incorporating a 5 star hotel with a Michelin Star Restaurant, an 18-hole Jack Nicklaus designed Championship Golf Course; also Clubhouse, Leisure Centre, spa, bars, restaurants. It is located approximately 1.5 km. northwest of the N9 Dublin-Waterford Road and 2 km. from Thomastown mainline train station. It is located approximately 3 km. west of Thomastown, 16 km. south east of Kilkenny City, 48 km. north of Waterford City and 120 km. south west of Dublin.

When you pass through the gates of Mount Juliet you are in a different world. The Manor House is a magnificent Georgian mansion, named by the Earl of Carrick after his wife Juliana, always known as Juliet. Their home set on a hill overlooking the River Nore evokes a feeling of old fashioned graciousness.

Steeped in heritage, Mount Juliet is Ireland's leading country estate and enjoys a strong family culture, whilst maintaining the highest level of service and hospitality for which Mount Juliet is internationally renowned.

The Lady Helen Michelin Starred Restaurant is renowned for its cuisine. The Hound Restaurant has a fine reputation for its contemporary Irish cuisine.

Mount Juliet evokes a world of timeless grace, supported by the finest amenities, facilities, services and hospitality for the pure enjoyment of its residents and guests.

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.

Four 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.

In a country famous for angling, it is still rare for visitors to achieve the combination of delights found along the banks and in the clear waters of the River Nore that borders Mount Juliet. Atlantic salmon and brown trout angling guarantee an exhilarating experience whilst coarse fishing is available in a trio of well-stocked lakes.

Other activities available on the Estate include an array of walking and jogging trails, cycling, tennis and archery.

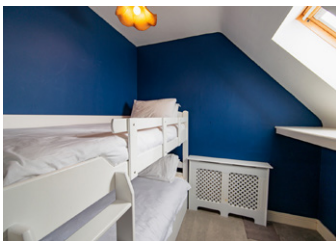
The proximity of Mount Juliet to so many amenities and to Dublin make it an ideal choice for people to buy a home on the Estate for either full time or part time residency, irrespective of whether or not you are a golfer.



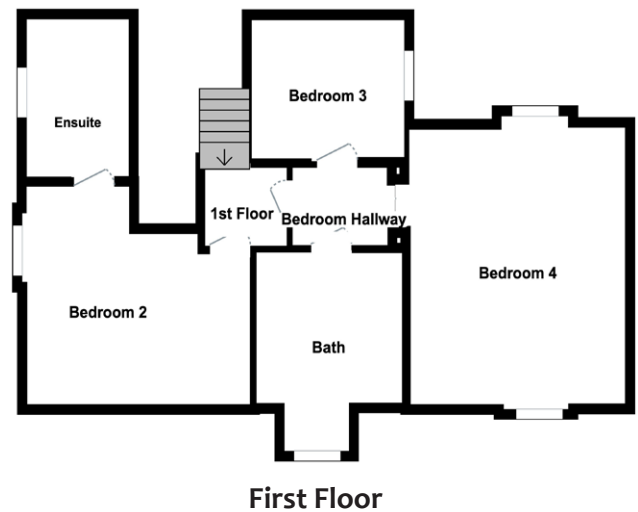
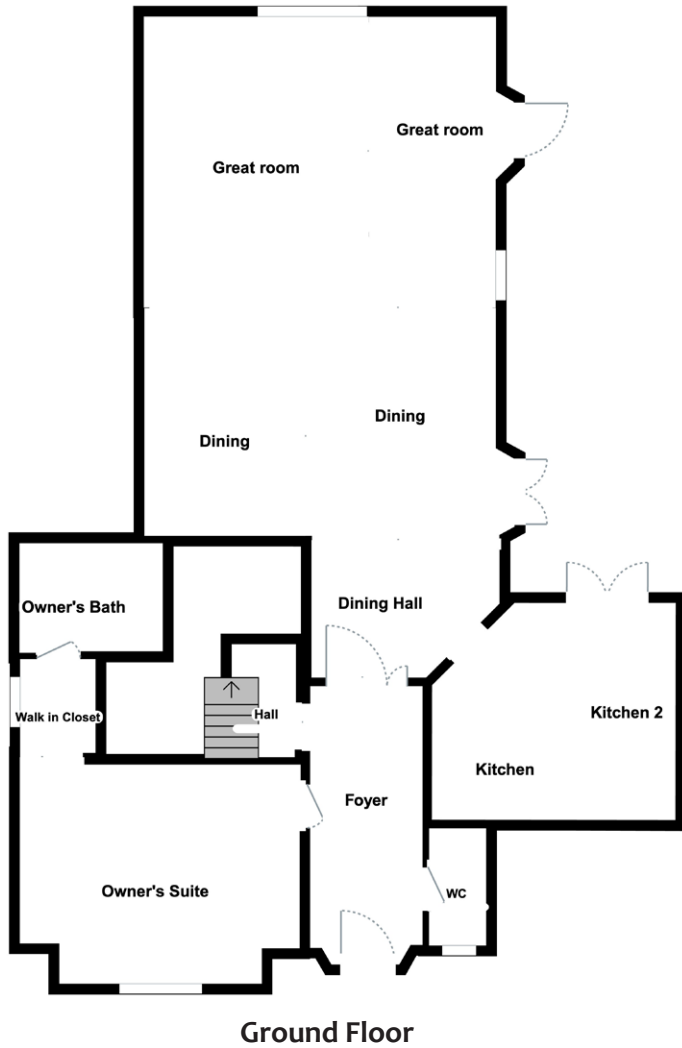




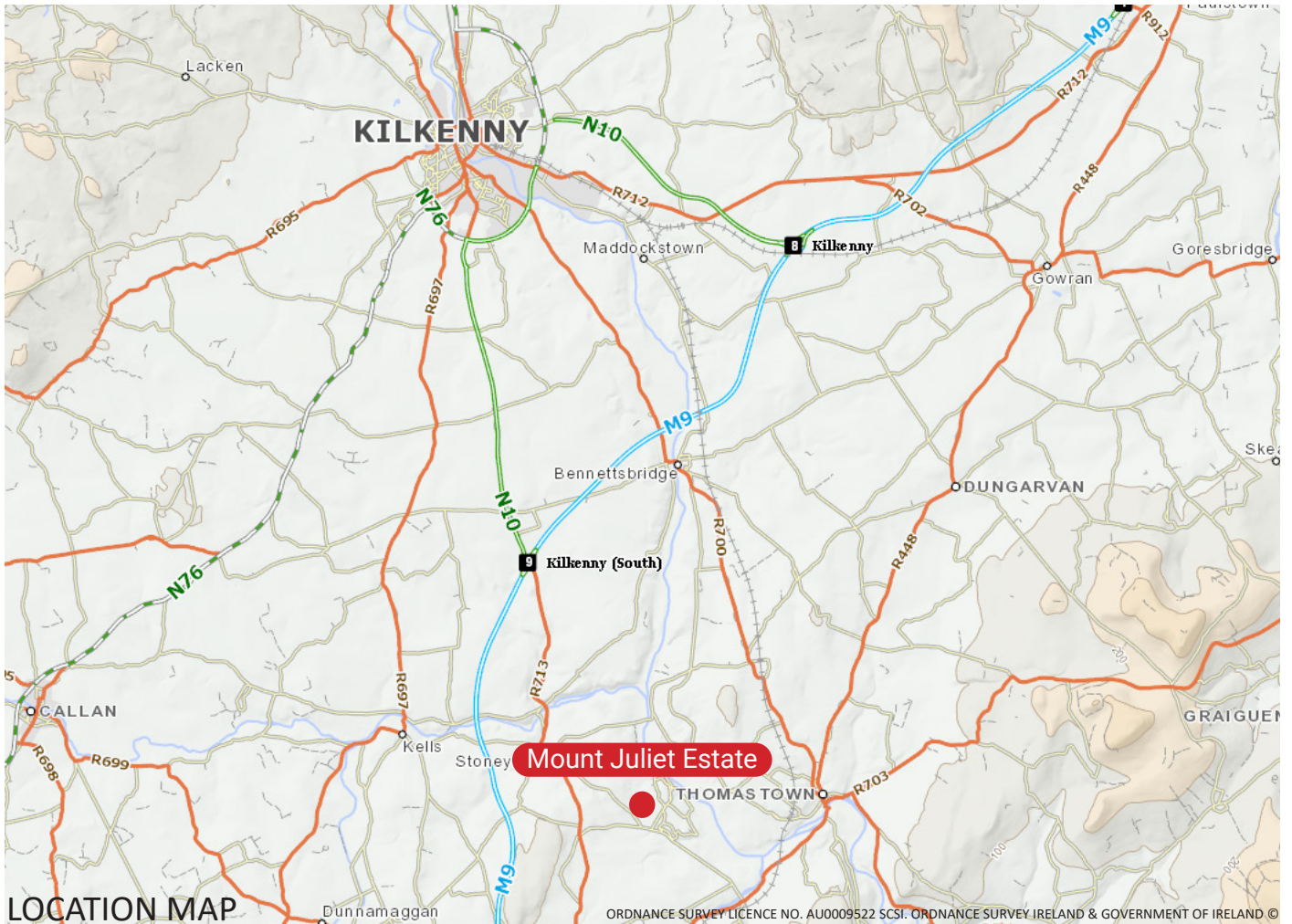












**TERMS:**  
For Sale by Private Treaty

**VIEWING:**  
Strictly by appointment

**BER Details:**  
BER C1  
BER No. 107343444  
EPI: 201.99 kWh/m<sup>2</sup>/yr

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