

This home was built in the mid 60s and the current owners extended the main bedroom after they purchased. The house has been beautifully maintained both inside and out and oozes charm and character throughout. Beautiful landscaped gardens, tarmac driveway and two work sheds to rear of property. There is also a little patio area to the rear of the house.

FEATURES :

- Sitting on the door step of Mount Juliet Estate & only a stroll down to the town
- All amenities / facilities on your door step, from Equestrian Centre at Mount Juliet, Golf, fabulous walks, cycle routes, great sporting grounds / facilities.
- Both primary and secondary schools
- Supervalu & Lidl, cafés, butchers, pharmacies, bank of Ireland, GP, Dentist, Hair Salons, Library etc.
- Train Station and daily buses to Kilkenny / Waterford / Dublin
- Monitored alarm system
- Double glazed windows and doors throughout
- New roller garage door & New boiler system
- Built-in wardrobes in the bedrooms and hallway

SALE TO INCLUDE :-

- All fixtures and fittings
- Blinds, curtains and light fittings
- Kitchen Appliances – electric cooker & dishwasher.

SERVICES

- Oil fired central heating
- Mains water & mains sewerage
- Telephone & ESB

FOLIO : KK26689F (.17 ha) and KK2254F (.11 ha) = 0.69 Acres

BER RATING : C3



“HILLTOP HOUSE”, STATION ROAD, THOMASTOWN, CO. KILKENNY.

FOR SALE BY PRIVATE TREATY



We are delighted to be offering for sale this charming detached bungalow extending to c.1630 sq ft with garage attached, standing on a fabulous site with landscaped gardens, tarmac drive, located on the doorstep to Mount Juliet Estate and only a short stroll into the vibrant town of Thomastown. Accommodation comprises of entrance hallway, kitchen-dining, 2 reception, sunroom, utility, 3 bedrooms, 1 ensuite and bathroom.

PRICE ON APPLICATION

ACCOMMODATION COMPRISES OF THE FOLLOWING :-

Entrance Hallway 15'1 x 5'9 (4.61 x 1.81)

Lovely warm and welcoming hallway with tiled floor, built-in storage units.

Kitchen-Dining 11'8 x 11'07 (3.59 x 3.37)

Kitchen units at floor and eye level, tiled between units, Includes dishwasher, Zanussi oven & 4 ring hob with extractor fan over head, free standing island, arch dividing Kitchen and Dining Area, door leading out to....



Utility Room 11' x 7'3 (3.35 x 2.22)

Units at floor level, door out to back garden and door leading into attached garage

Living Room 18'03 x 11'2 (5.49 x 3.41)

Solid timber floors, solid fuel stove, book shelf built in to right chimney breast, double doors leading into



Dining Room 10'1 x 13'6 (3.05 x 4.14)

Solid timber floors, leads into

Sunroom 13'9 x 13'2 (4.23 x 4.01)

Tiled floor, recess lighting, timber panelled ceiling.

Master Bedroom 12'3 x 15'1 (3.76 x 4.60)

This room was built on in more recent years (exempt from planning) with a dressing area and ensuite bathroom. White oak laminate flooring.

Dressing Room 8'2 x 13'8 (2.48 x 4.16)

White oak laminate flooring, flows into bedroom. Built in wardrobes.



Ensuite Bathroom 5'44 x 2.91 (1.65 x 0.88)

WHB, WC and Triton T90 electric shower. Tiled floor and tiled around shower area.

Bedroom 2 9'9 x 10'5 (3.01 x 3.2)

Timber flooring, built-in wardrobes

Bedroom 3 8'67 x 9'9 (2.64 x 3.01)

Timber flooring, built-in wardrobes



Bathroom 8'03 x 8'04 (2.44 x 2.50)

WHB, WC, Bath with Triton T90 over bath. Nicely tiled floor to ceiling.

Garage 15'8 x 11'4 (4.81 x 3.47)

The garage is attached to the house, access from the utility room, plumbed for washing machine, has new roller door.