

6 NORTH PADDOCKS, MOUNT JULIET ESTATE

Thomastown, Co. Kilkenny



Impressive Three Bedroom Residence



Superb residence in the world renowned
Mount Juliet Estate



THE PROPERTY

- Most attractive large three bedroom two story residence of character in a very good position overlooking the 15th fairway of this world renowned championship Golf Course.
- A major refurbishment costing in the region of €70,000 was carried out to the property in recent years to bring it up to its present condition.
- The North Paddocks is an exclusive modern courtyard of just 10 houses, with an imposing entrance, nestled in the heart of this icon estate, offering peace and tranquillity in a place of unparalleled beauty. It is within a short walk of the clubhouse, the leisure centre, the hotel and restaurants.
- The property 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.
- Mount Juliet - Renowned Estate. When you pass through the gates of Mount Juliet you are in a different world. Mount Juliet 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 Estate 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 MOUNT JULIET ESTATE

- This property is situated on the Mount Juliet Estate, which is one of the country's finest golf resorts, incorporating a 4 star hotel with a Michelin Star Restaurant, an 18-hole Jack Nicklaus designed Championship Golf Course and Clubhouse, Leisure Centre, spa, bars, restaurants. The Mount Juliet Estate is located approximately 1.5 km. northwest of the N9 Dublin-Waterford Road and 2 km. from Thomastown mainline train station.





No. 6 North Paddocks extends to approximately 155 sq.m (1,668 sq.ft) with the following accommodation;

Entrance Hall:

Cloakroom with w.c. and w.h.b. off it

Living & Dining Area: (25' x 19')
with French door to barbecue and patio area

Kitchen & Breakfast Area: (15' x 10'6")
well fitted with an array of presses and shelving, polished marble work-tops, store off it, also hot press and press for washing machine & dryer

Bedroom 1 (17' x 13'6")
timber floor with bathroom off it with bath, w.c., and bidet; also room off it with window (7'6" x 6'), formerly a dressing room but currently set up with a single bedroom

Bedroom 2 (15' x 12'6")
double bedroom with timber flooring, built-in wardrobes, ensuite

Bedroom 3 (7'9" x 7'6")
single bedroom but with two beds in it





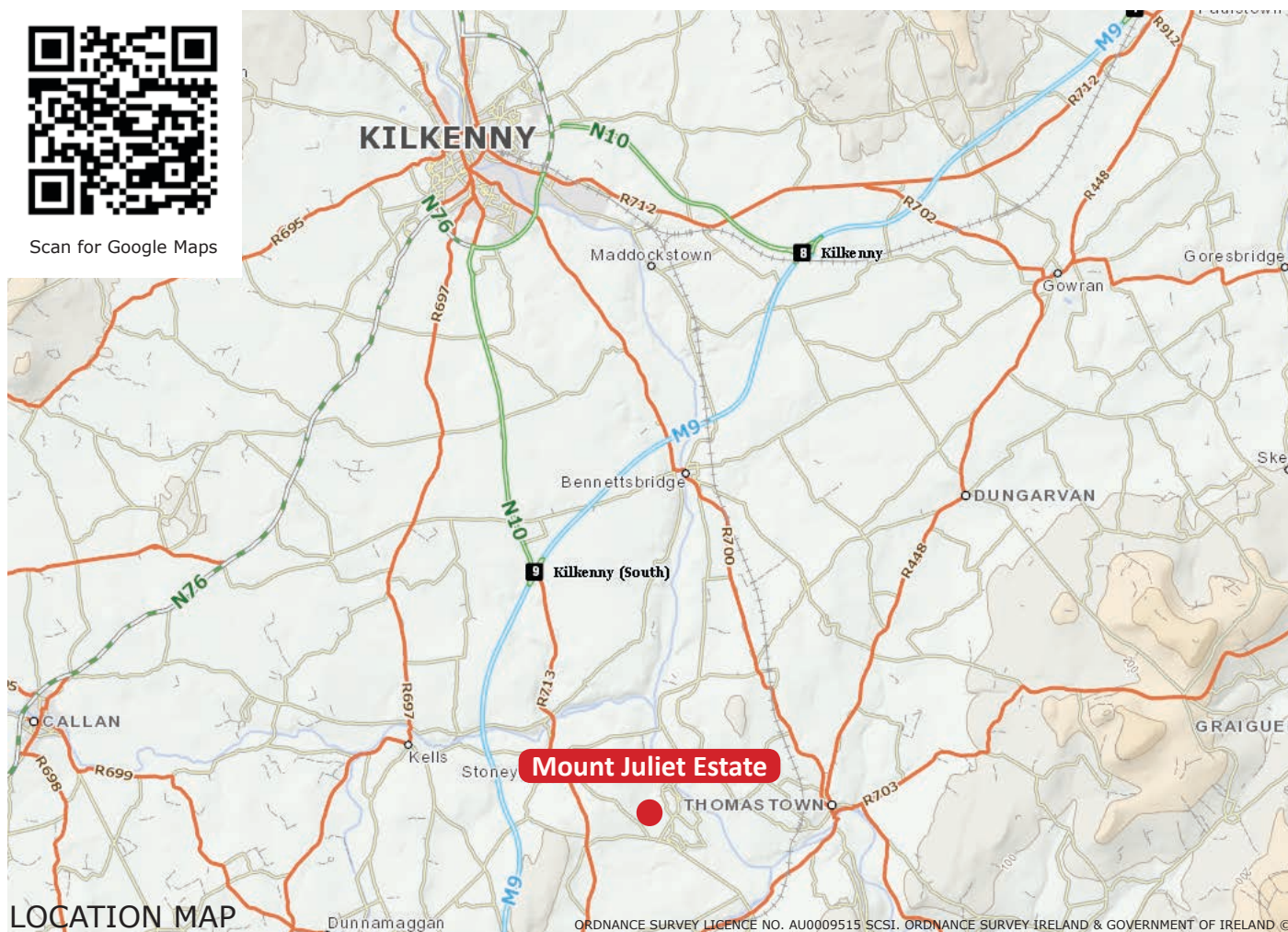








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**HOOKE &
MACDONALD**

VIEWING:
Strictly by appointment

BER Details:
BER D1
BER No.109095752
EPI: 248.34 kWh/m²/yr

TERMS:
For Sale by Private Treaty

SERVICE CHARGE:
Approximately €4,900 p.a.,
depending on range of services
required. 24-hour security included.

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118 Lower Baggot Street, Dublin 2
Email: sales@hookemacdonald.ie
PSRA Licence No: 001651

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