

BER RATING C1

FEATURES

- Underfloor heating on ground floor
- Superior en-suites with power shower and booster pump
- Tongue & groove solid flooring to 1st & 2nd floor
- Smoke alarms fitted
- Central vacuum system fitted
- Burglar alarm fitted
- Cobble lock driveways and paths with double side entrance
- Parking to front for 2-3 cars

SALE TO INCLUDE

Carpets, curtains, light fittings, all fixtures and fittings throughout

SERVICES

Gas fired central heating, mains water & sewerage.

LOCAL AMENITIES

- Living on the door step of this magnificent Marble City, there are a choice of both primary and secondary schools all within a walking distance.
- McDonagh Train Station is only a 5-6 minute drive.
- The Watershed with fantastic sporting facilities – running track, Astro turf playing fields, pool, gym, indoor courts etc is within walking distance.
- Golf Clubs – Kilkenny Golf Club, Mount Juliet, Thomastown, Ballyhale, Castlecomer etc
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Viewing Strictly By Appointment

13 ROSE LAWN, ROSEHILL, KILKENNY. R95 T0F1

For Sale By Private Treaty



Four Bedroom Semi-Detached Home – 144 sq. m / 1553 sq. ft

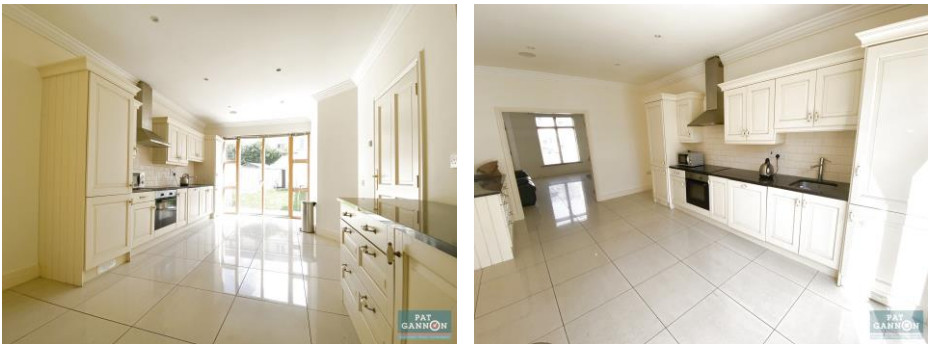
This home is part of an exclusive development built in 2005 located on the Kells road, just off the ring road, with large walled in rear garden, cobble lock drive way to front and nicely presented throughout. Accommodation comprises of entrance hallway, kitchen/dining area, living area, utility and downstairs toilet, sitting room and ensuite bedroom on first floor, 3 bedrooms and bathroom on 2nd floor.

GUIDE PRICE €365,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

KITCHEN/SITTING AREA 11'9 X 17'9 (3.62 X 5.45)
Kitchen units at floor and eye level, tiled between units, tiled floor, open plan kitchen-dining-living area, door out to utility & toilet. French doors to patio area and walled in garden to rear. Includes built-in electric cooker, hob and extractor fan, fridge freezer and dishwasher. Recess lights, surround sound system, cornicing.

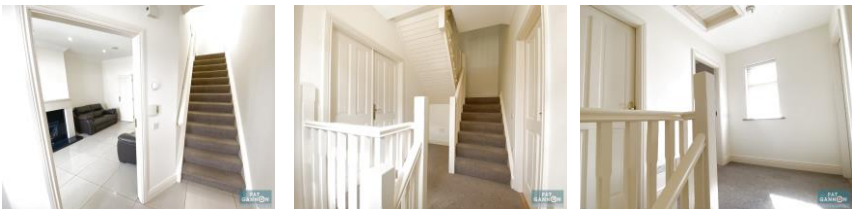


LIVING ROOM 11'0 X 15'5 (3.35 X 4.72)
Tiled floor – open plan into kitchen – dining area. Marble fireplace, access to central vacuum system underneath stairs, recess lights with surround sound system, cornicing.



BATHROOM 5'0 X 8'4 (1.52 X 2.56)
WHB & WC, tiled floor.

UTILITY ROOM 3'3 X 8'0 (1 X 2.43)
Tiled floor, storage cupboard, plumbed for and includes washing machine and dryer.



FIRST FLOOR

SITTING ROOM 15'7 X 12'2 (4.78 X 3.71)
Timber flooring, marble fireplace, recess lighting, surround sound system speakers in ceiling, feature French doors.

BEDROOM 1 11'0 X 14'2 (3.35 X 4.32)
Timber floors, walk-in wardrobe, ensuite bathroom.

EN-SUITE BATHROOM 5'0 X 6'9 (1.52 X 2.10)
Nicely tiled floor to ceiling, WHB, WC and Electric Shower.



SECOND FLOOR

BEDROOM 2 8'9 X 14'5 (2.71 X 4.41)
Timber floors, built-in wardrobes

BEDROOM 3 7'2 X 12'2 (2.19 X 3.71)
Timber floors, built-in wardrobes



BEDROOM 4 8'3 X 12'2 (2.52 X 3.71)
Timber Floors, built-in wardrobes

BATHROOM 4'0 X 14'5 (1.21 X 4.41)
Fully tiled floor to ceiling, WHB, WC, Bath and separate shower.

