

FEATURES

- Owner Occupied – in excellent condition throughout.
- High spec composite window with powder coated white aluminium to external & timber to internal (high standard of glazing included)
- Underfloor heating on ground floor
- Luxury fitted kitchen with granite work top and under mounted sink
- Superior en-suites with power shower and booster pump
- Tongue & groove solid flooring to 1st & 2nd floors
- Recess lighting on ground floor
- Smoke alarms fitted
- Central vacuum system fitted
- Burglar alarm fitted

SALE TO INCLUDE

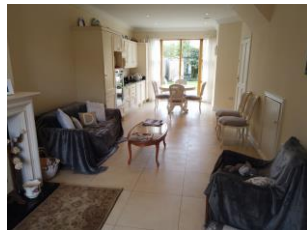
- All carpets, curtains, blinds and light fittings (curtains to be discussed)
- All kitchen appliances
- Built-in wardrobes in all 4 bedrooms

SERVICES

- Mains Water & Sewerage
- Gas fired central heating
- Telephone & ESB

LOCAL AMENITIES

- Living on the doorstep of this magnificent marble city, there are a choice of both primary and secondary schools, Creche facilities across the street.
- Daily bus and train service to Dublin / Waterford / Cork and surrounding counties
- The Watershed with fantastic sporting facilities – running track, astro turf playing fields, pool, gym, indoor courts etc.
- Golf Clubs – Kilkenny Golf Club, Mount Juliet, Thomastown, Ballyhale, Castlecomer etc.



4 ROSELAWN, KELLS RD, KILKENNY. R95 D9HO

For Sale By Private Treaty



Four Bedroom Semi-Detached Home extending to 1393 Sq. Ft

We are delighted to be presenting you with this beautiful 4-bedroom home, with accommodation over three floors, in one of Kilkenny's most sought after developments. Walled in cobble lock driveway to the front with parking for 2 cars, walled in private rear garden. The home is owner occupied and in excellent condition. Within walking distance of all city amenities and just off the ring road, giving easy access to / from all routes.

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

ENTRANCE HALLWAY

Tiled floor with carpet stairwell to first floor

KITCHEN/LIVING AREA

11'8 X 30'4 (3.59 X 9.26)

This is an open plan kitchen-dining-living area with utility and toilet off same. Lovely cream kitchen units at floor and eye level, tiled between units, granite worktop, includes double oven, 4 ring gas hob and extractor fan; fridge freezer. Double doors out to walled in rear garden. Tiled floor; recess lighting; Marble fireplace with gas fire inset.



Kitchen and Sitting Area

BATHROOM

WHB& WC, tiled floor.

5'0 X 8'1 (1.52 X 2.46)

UTILITY ROOM

Utility is plumbed and includes washing machine and dryer, tiled floor.

3'8 X 7'3 (1.15 X 2.22)

FIRST FLOOR

SITTING ROOM

Beautiful bright room with marble fireplace with gas fire inset; T&G Flooring, recess lighting

15'9 X 12'2 (4.84 X 3.71)



Living Room and Bedroom 1

BEDROOM 1

T&G flooring; built-in wardrobe and Ensuite Bathroom.

12'3 X 11'2 (3.74 X 3.41)

EN SUITE

WHB, WC and Shower, tiled floor and tiled around shower area.

5'0 X 6'10 (1.52 X 1.85)

SECOND FLOOR

BEDROOM 2

T&G flooring, built-in wardrobes

9'5 X 4'0 (2.89 X 1.21)

BEDROOM 3

T&G flooring, built-in wardrobes

8'3 X 12'3 (2.52 X 3.74)



Bedroom 2 & Bedroom 3

BEDROOM 4

T&G flooring, built-in wardrobes

7'2 X 12'3 (2.19 X 3.74)

BATHROOM

Lovely tiled bathroom with WHB, WC, Bath and Shower.

6'0 X 11'2 (1.82 X 3.41)



Main Bathroom & Walled in Rear Garden