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MyHome.ie 

**PAT
GANNON** 

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Auctioneer Valuer Estate Agent

KILDERRY, JOHNSWELL, CO. KILKENNY. R95 T8W6

FOR SALE BY PRIVATE TREATY



SUPERB RESIDENTIAL HOLDING ON C.4½ ACRES

GUIDE PRICE : €750,000



Entrance / Avenue Access



Full view of house on c4½ Acres & paddock to front of house

Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.

ipav Institute of Professional Auctioneers & Valuers  **CHARTERED SURVEYORS IRELAND**  **RICS** the mark of property excellence

This is a superb single storey detached home extending to c.4,000 sq ft / 371.6 sq m. sitting on c.4½ acres with short avenue access from the road, accessed via electric gated entrance to a gravel driveway leading up and all around the house with mature gardens / shrubbery. There are two paddocks, one to the front of the house and the second on the left of the avenue backing onto a stream at the end of the field.

This is a such beautiful tranquil rural area, with fantastic views of the surrounding countryside, yet a very accessible location, only a few minutes from the ring road / city centre and all amenities. This elegant home with features such as 12' ceilings, excellent living areas – beautiful country style kitchen-dining-living area, large DG sash style windows and very generously sized rooms throughout.

The kitchen is situated to the rear of the property with a patio area outside. Cars can be driven around the property / parked to the rear. Additional storage with loft in the garage to rear also.

This home will suit someone looking to enjoy the peace and tranquillity of the countryside, having a little more space / paddocks for your pony / vegetable garden - yet within a few mins of all essential amenities.

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

ENTRANCE LOBBY 33'09 x 9'10 (10.08 x 2.8)

On entry to this home you are immediately in awe of the impressive hallway, the high ceilings, bright and spacious, setting the tone for what's ahead.



SITTING ROOM 20' x 16'04 (6.10 x 4.9)

A beautiful room with 3 large windows, features a Marble fireplace with marble heart and solid fuel stove, cornicing with centre piece, timber flooring.



Two Reception Rooms to the Front

SERVICES

- Oil fired Central Heating
- Private Well on site
- Pura flow System (sewerage)
- Solar Panels
- Electric Gated Entrance
- Property is wired for Alarm
- Water filtration system (in Utility)
- 3 Solid Fuel Stoves (kitchen-living area, two reception rooms to front of house)
- Aga in kitchen (with serin inserts – on / off timer)

FEATURES

- 12' ceilings
- Bright spacious accommodation
- 2 Ensuite Bathrooms and a Jack n Jill Bathroom, WHB & WC off kitchen
- Built in 2009
- Stream at end of paddock to right of house
- On c.4½ Acres
- Only 4km from the Roundabout at Johnswell Road

BER RATING to follow

SALE TO INCLUDE

- Kitchen & Utility Appliances (with the exception of the American Fridge)





RECEPTION 2 (GYM) 20' x 16'04 (6.1 x 4.9)

Similar in size / layout to the sittingroom, with timber floors and a solid fuel stove.



Guest Bedroom

BEDROOM 1 (GUEST) 20'04 x 16' (6.1 x 4.9)

Laminate timber flooring, cornicing with centre piece, ensuite bathroom

ENSUITE BATHROOM 8'02 x 8'06 (2.4 x 2.4)

A very generous sized room with WHB, WC and Shower with Triton T90xr shower, tiled floor and tiled around the shower area. Wooden venetian blinds on the window

BEDROOM 2 (MAIN) 20'04 x 16' (6.1 x 4.9)

Laminate timber flooring, cornicing with centre piece, TV point.

WALK-IN WARDROBE 5'09 x 11'01 (1.6 x 3.4)

Laminate timber flooring, shelved out, large window.

ENSUITE BATHROOM 6'09 x 11' (1.8 x 3.3)

WHB, WC and Shower area (off mains), floor and shower area fully tiled. Large window with wooden venetian blinds.



BEDROOM 3 14'06 x 13'10 (4.3 x 4')

Laminate timber flooring, walk-in wardrobe, door to Jack n Jill bathroom.



Bedrooms 3 & 4 with Jack n Jill Bathroom

JACK N JILL BATHROOM 10'10 x 7' (3.07 x 2.1)

WHB, WC and Shower, tiled floor and tiled around shower area, doors to both bedrooms, wooden venetian blinds on the window.

BEDROOM 4 12'09 x 11'09 (3.7 x 3.4)

Laminate timber flooring, walk-in wardrobe, door to Jack n Jill bathroom.

LANDING 31' x 5'06 (0.94 x 1.5)

Tiled hallway

OFFICE 6'10 x 11' (1.8 x 3.3)

Laminate timber flooring, built-in storage

KITCHEN 20' x 15'04 (6.1 x 4.6) + 15'11 x 11'07 (4.6 x 3.4)

This is a beautiful kitchen-dining-living area, with a real homely feel to it, very tastefully finished featuring timber beams, solid fuel Aga stove in the living area and also an Aga Cooker in the kitchen, bay window in the dining area with recess lighting over the window. There are doors leading out to patio off the kitchen, door to WHB & WC / Utility & Pantry, and access from the living area to the sunroom. Beautiful cream coloured kitchen units with island, Aga cooker as the centre feature; integrated dishwasher.



SUNROOM 13'04 x 10'03 (4 x 3.06)

Tiled floor, timber panelled ceiling, patio doors to outside.

UTILITY ROOM 18' x 7'01 (5.5 x 2.1)

Tiled floor, includes Bosch cooker with 4 ring hob, Bosch washing machine, Hoover dryer, built-in storage. Water filtration system underneath sink.

WHB & WC 11' x 8' (3.3 x 2.4)

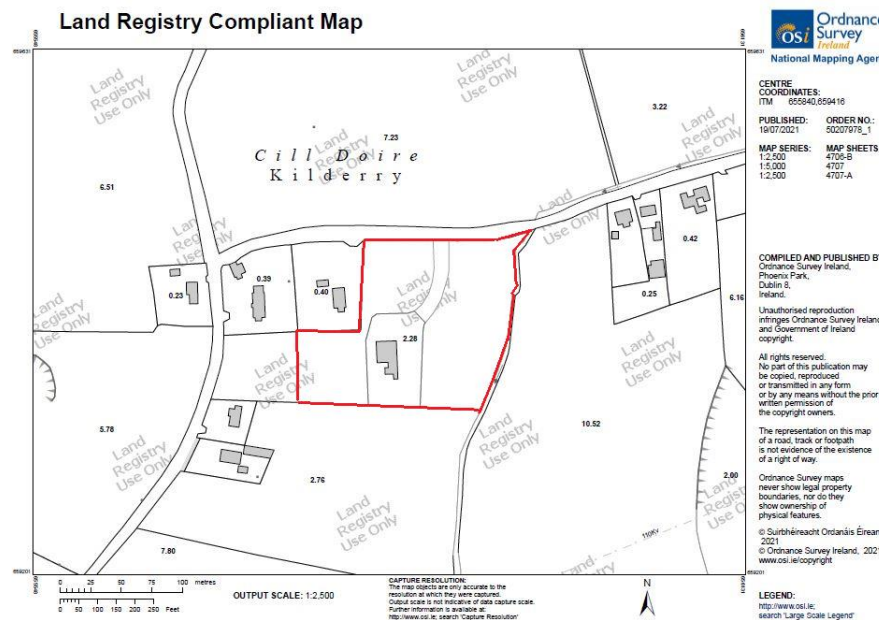
Tiled, WHB & WC, two large windows with wooden venetian blinds

PANTRY 3'09 x 6'11 (0.94 x 1.9)

Tiled floor, shelved out.



Utility, WHB & WC & Door from Kitchen to Patio Area



Part of Folio KK118808