

Carrigeen, Ballyfoyle, Co. Kilkenny. R95 EK18

For Sale By Private Treaty



This is an outstanding A-rated architecturally designed smart home that features luxurious accommodations spanning approximately 3,300 sq ft, with integrated garage, all set on a 0.86-acre site. The bright and spacious interior facilitates a seamless flow and showcases top-of-the-line finishes. Enjoy modern conveniences, including underfloor heating on both levels, solar panels, and a beautifully designed kitchen with a large island that seats five, complemented by a spacious walk-in pantry. Nestled in picturesque countryside, the property is just a 8 min drive from Kilkenny City centre. The impressive entrance greets you with a stunning Leitrim sand stone facade, and electric gates leading to a tarmac driveway, surrounded by landscaped gardens.

GUIDE PRICE : €795,000



BER: A2

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Entrance Lobby 14'09 x 12'09 (4.3 x 3.7)

A stunning, open lobby welcomes you, establishing the atmosphere for what is to come. It boasts soaring ceilings, a balcony that overlooks the space, elegant tiled flooring, recessed lighting, and a gracefully spiraling timber staircase that ascends to the first floor, complete with a prominent long window in the stairwell

Kitchen – Dining

16' x 15'06 (4.9 x 4.6) & 15' x 15' (4.6 x 4.6)

The transition from the lobby to the dining area, which leads into the kitchen, features beautiful oak flooring. The dining area is enhanced by large Aluclad sliding doors that open up to the rear garden. A discreetly placed walk-in pantry is centrally located between the kitchen and dining space. A stunning large island, finished in Silestone and wood, provides comfortable seating for five.



The kitchen boasts floor-to-ceiling units in a stylish grey hue, along with a built-in Siemens double oven, integrated dishwasher, and fridge that are included in the sale. The stunning finish of this kitchen is further enhanced by the Silestone window sills, which add a touch of elegance and durability. The additional seating area near the corner window provides a cozy spot to enjoy the picturesque views of the garden and patio area, making it the perfect place for morning coffee or evening relaxation. The seamless blend of functionality and style creates a warm and inviting atmosphere, ideal for both cooking and entertaining. Recessed lighting is incorporated throughout the space. On either side of the walk-in pantry, a dividing wall leads into a bright and inviting living area.



Living Area 20'07 x 15'02 (6.1 x 4.6)

A lovely spot to relax in the evening, featuring a solid fuel stove and a bay window on one side. The large Aluclad sliding doors on the back wall open up to the patio. The space is accented with recessed lighting and solid oak flooring, and there's a door that leads to the entrance lobby



Rear Hallway (off dining area)

7'05 x 5' (2.1 x 1.5)

Tiled flooring, a storage closet on the right, a toilet on the left, and a utility area directly ahead.

WC 7'02 x 4'10 (2.1 x 1.2)

WHB & WC, elegantly tiled floor to ceiling.

Utility Room 10'03 x 11'05 (3.0 x 3.4)

The room has tiled flooring and built-in units at floor level, showcasing a Silestone countertop. It is plumbed for a washing machine and has a door that provides access to the garage.

Study / Playroom 11'02 x 9'05 (3.3 x 2.7)

Solid oak timber flooring



FIRST FLOOR ACCOMMODATION

Landing 22' x 6'05 (6.7 x 1.8)

Access through a stunning winding staircase to the landing area featuring carpeted flooring. The balcony overlooks the entrance lobby, enhanced by three Velux windows that flood both levels with natural light. Recessed lighting is present, and the hotpress is located on the landing.

Bathroom

9'04 x 11.03 (2.7 x 3.4)

6'08 x 7'09 (1.8 x 2.2)

The bathroom is beautifully tiled from floor to ceiling, featuring a spacious layout with a standout bathtub area, a separate walk-in shower, a washbasin, and a toilet. Additionally, it is equipped with recessed lighting for added ambiance.

Bedroom 1

13'04 x 6' (3.9 x 4.9)

Carpet flooring, built-in wardrobes with vanity unit

Bedroom 2

13'08 x 13'06 (4 x 3.9)

Carpet flooring, built-in wardrobes

Bedroom 3

11'03 x 11'01 (3.4 x 3.4)

Carpet flooring, built-in wardrobes.

Main Bedroom 17'10 x 14'08 (5.2 x 4.3)

This room features carpet flooring, a walk-in wardrobe leading to an ensuite bathroom, and a discreetly positioned small office space located behind the bed.

Walk-in Closet 12'08 x 8'09 (3.7 x 2.5)

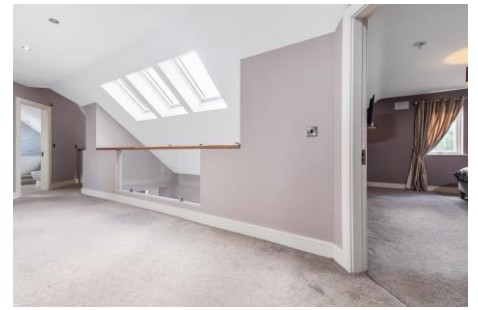
Carpet flooring, recess lighting, built-in units to all walls, velux window, door leading to ensuite bathroom.

Ensuite Bathroom 4'02 x 13'01 (1.2 x 4.9)

The bathroom is elegantly tiled from floor to ceiling and includes a washbasin, toilet, and walk-in shower with a Triton T90z electric shower. It also features a Velux window for natural light.

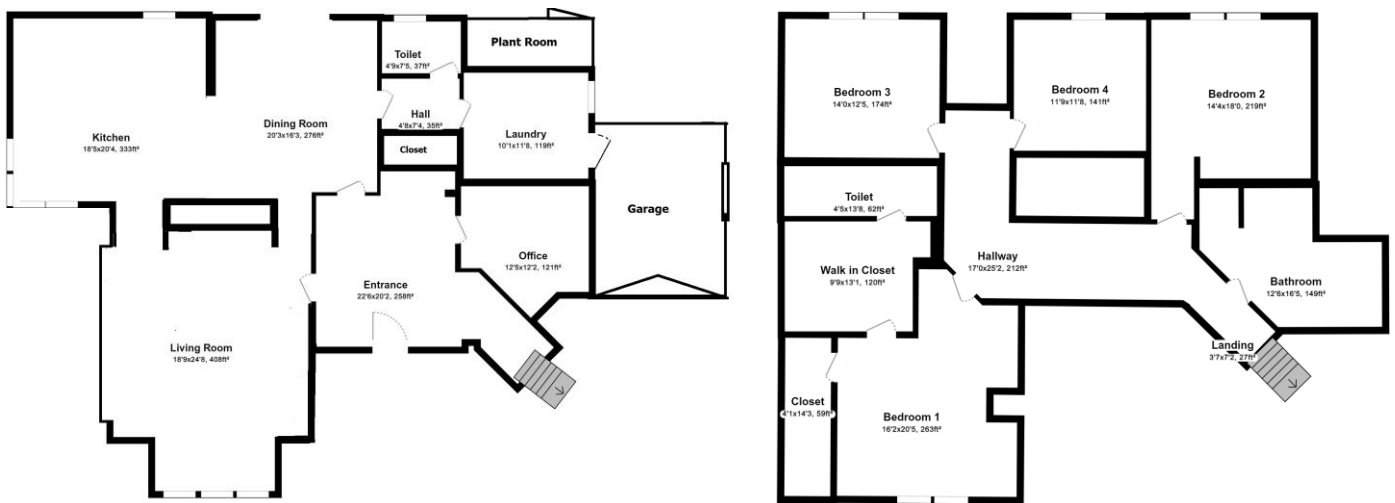
LOCATION / DIRECTIONS

Situated just 5.3km from The Orchard roundabout, only a 5 minute drive and you reach the city center within 8 minutes. Driving from Kilkenny City take The Orchard roundabout, proceed straight for approximately 4.3km, then make a left followed by a right turn. Stay on this road, and you will find the house located on the left side.



FEATURES

- This outstanding country residence spans approximately 3,300 square feet, with an integrated garage that can seamlessly be integrated into the main house. The garage is finished to the same high standard as the house and can be accessed from the utility room
- Positioned on a charming plot of 0.86 acres, offering breathtaking views of the picturesque countryside
- The property features an impressive entrance made of Leitrim sandstone, complete with electric gates that open to a tar mac driveway, all set amidst beautifully landscaped gardens.
- Constructed just 8 years ago, this property boasts modern amenities and has been impeccably finished to a high standard both internally and externally.
- A-Rated Smart Home – BER is A2 (Ber No 115496614)
- Solar Panels, Under Floor heating on both ground and first floors
- Air to Water Heating
- Private well and septic tank on site
- Both primary and secondary school buses pass by the entrance. Choice of primary schools – Johnswell / Muckalee.
- Only 8 minutes drive to Kilkenny City Centre.
- Broadband – Vodafone fiberoptic



Floor Plans



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.