

1 Ayresfield Row, Granges Road, Kilkenny. R95 YXF3

For Sale By Private Treaty

PRIME SITE WITH F.P.P.



Presenting a rare chance to acquire a prime residential site in the highly sought-after Granges Road area of Kilkenny.

This exceptional property boasts Full Planning Permission (Planning Ref: KK22/470) for a substantial two-story dwelling, offering a generous 201 sq m (2,163.5 sq ft) of living space.

GUIDE PRICE : €185,000



This fully serviced site provides immediate build potential, with water already connected and sewerage & ESB ready for easy connection. The site itself is approximately 0.061 ha (0.15 acres) and features a private setting enhanced by a secure 2m bounding wall.

Enjoy the benefits of a desirable corner position with a double aspect design, allowing for optimal natural light.

This superb location ensures a lifestyle of convenience, with all essential amenities - schools, hospitals, and more - just a short walk away.

Secure your future in this prestigious Kilkenny location!



10 Ground Floor Plan
1:10



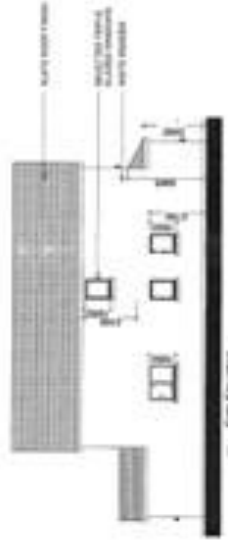
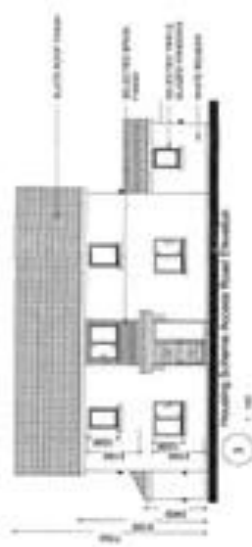
10



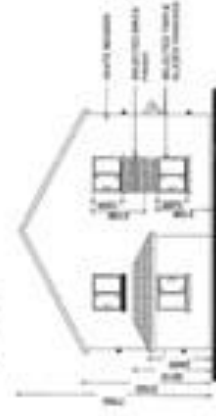
11 First Floor Plan
1:10



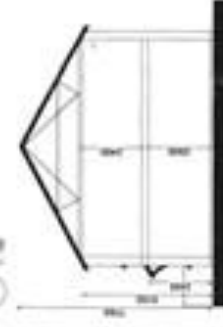
11



12 Side Elevation
1:10



13 Side Elevation
1:10



14

15	16	17	18	19	20
21	22	23	24	25	26
27	28	29	30	31	32
33	34	35	36	37	38
39	40	41	42	43	44
45	46	47	48	49	50
51	52	53	54	55	56
57	58	59	60	61	62
63	64	65	66	67	68
69	70	71	72	73	74
75	76	77	78	79	80
81	82	83	84	85	86
87	88	89	90	91	92
93	94	95	96	97	98
99	100	101	102	103	104
105	106	107	108	109	110
111	112	113	114	115	116
117	118	119	120	121	122
123	124	125	126	127	128
129	130	131	132	133	134
135	136	137	138	139	140
141	142	143	144	145	146
147	148	149	150	151	152
153	154	155	156	157	158
159	160	161	162	163	164
165	166	167	168	169	170
171	172	173	174	175	176
177	178	179	180	181	182
183	184	185	186	187	188
189	190	191	192	193	194
195	196	197	198	199	200
201	202	203	204	205	206
207	208	209	210	211	212
213	214	215	216	217	218
219	220	221	222	223	224
225	226	227	228	229	230
231	232	233	234	235	236
237	238	239	240	241	242
243	244	245	246	247	248
249	250	251	252	253	254
255	256	257	258	259	260
261	262	263	264	265	266
267	268	269	270	271	272
273	274	275	276	277	278
279	280	281	282	283	284
285	286	287	288	289	290
291	292	293	294	295	296
297	298	299	300	301	302
303	304	305	306	307	308
309	310	311	312	313	314
315	316	317	318	319	320
321	322	323	324	325	326
327	328	329	330	331	332
333	334	335	336	337	338
339	340	341	342	343	344
345	346	347	348	349	350
351	352	353	354	355	356
357	358	359	360	361	362
363	364	365	366	367	368
369	370	371	372	373	374
375	376	377	378	379	380
381	382	383	384	385	386
387	388	389	390	391	392
393	394	395	396	397	398
399	400	401	402	403	404
405	406	407	408	409	410
411	412	413	414	415	416
417	418	419	420	421	422
423	424	425	426	427	428
429	430	431	432	433	434
435	436	437	438	439	440
441	442	443	444	445	446
447	448	449	450	451	452
453	454	455	456	457	458
459	460	461	462	463	464
465	466	467	468	469	470
471	472	473	474	475	476
477	478	479	480	481	482
483	484	485	486	487	488
489	490	491	492	493	494
495	496	497	498	499	500
501	502	503	504	505	506
507	508	509	510	511	512
513	514	515	516	517	518
519	520	521	522	523	524
525	526	527	528	529	530
531	532	533	534	535	536
537	538	539	540	541	542
543	544	545	546	547	548
549	550	551	552	553	554
555	556	557	558	559	560
561	562	563	564	565	566
567	568	569	570	571	572
573	574	575	576	577	578
579	580	581	582	583	584
585	586	587	588	589	590
591	592	593	594	595	596
597	598	599	600	601	602
603	604	605	606	607	608
609	610	611	612	613	614
615	616	617	618	619	620
621	622	623	624	625	626
627	628	629	630	631	632
633	634	635	636	637	638
639	640	641	642	643	644
645	646	647	648	649	650
651	652	653	654	655	656
657	658	659	660	661	662
663	664	665	666	667	668
669	670	671	672	673	674
675	676	677	678	679	680
681	682	683	684	685	686
687	688	689	690	691	692
693	694	695	696	697	698
699	700	701	702	703	704
705	706	707	708	709	710
711	712	713	714	715	716
717	718	719	720	721	722
723	724	725	726	727	728
729	730	731	732	733	734
735	736	737	738	739	740
741	742	743	744	745	746
747	748	749	750	751	752
753	754	755	756	757	758
759	760	761	762	763	764
765	766	767	768	769	770
771	772	773	774	775	776
777	778	779	780	781	782
783	784	785	786	787	788
789	790	791	792	793	794
795	796	797	798	799	800
801	802	803	804	805	806
807	808	809	810	811	812
813	814	815	816	817	818
819	820	821	822	823	824
825	826	827	828	829	830
831	832	833	834	835	836
837	838	839	840	841	842
843	844	845	846	847	848
849	850	851	852	853	854
855	856	857	858	859	860
861	862	863	864	865	866
867	868	869	870	871	872
873	874	875	876	877	878
879	880	881	882	883	884
885	886	887	888	889	890
891	892	893	894	895	896
897	898	899	900	901	902
903	904	905	906	907	908
909	910	911	912	913	914
915	916	917	918	919	920
921	922	923	924	925	926
927	928	929	930	931	932
933	934	935	936	937	938
939	940	941	942	943	944
945	946	947	948	949	950
951	952	953	954	955	956
957	958	959	960	961	962
963	964	965	966	967	968
969	970	971	972	973	974
975	976	977	978	979	980
981	982	983	984	985	986
987	988	989	990	991	992
993	994	995	996	997	998
999	1000	1001	1002	1003	1004
1005	1006	1007	1008	1009	1010
1011	1012	1013	1014	1015	1016
1017	1018	1019	1020	1021	1022
1023	1024	1025	1026	1027	1028
1029	1030	1031	1032	1033	1034
1035	1036	1037	1038	1039	1040
1041	1042	1043	1044	1045	1046
1047	1048	1049	1050	1051	1052
1053	1054	1055	1056	1057	1058
1059	1060	1061	1062	1063	1064
1065	1066	1067	1068	1069	1070
1071	1072	1073	1074	1075	1076
1077	1078	1079	1080	1081	1082
1083	1084	1085	1086	1087	1088
1089	1090	1091	1092	1093	1094
1095	1096	1097	1098	1099	1100
1101	1102	1103	1104	1105	1106
1107	1108	1109	1110	1111	1112
1113	1114	1115	1116	1117	1118
1119	1120	1121	1122	1123	

