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Licence No: 003442

Auctioneer Valuer Estate Agent

Graigie Upper, Danesfort, Co. Kilkenny. R95 KV66.



Link to Virtual Tour

BER : B1 (No.108642653)

This country haven is situated in a superb location, offering stunning views of the surrounding countryside. It is conveniently located only 10 minutes away from Kilkenny City and just 3-4 minutes from the M9 Motorway. The property is in a highly sought after location and can be accessed through a gated entrance leading to a gravel driveway, with nicely maintained lawns at the front and rear. Despite its unassuming frontage, this home extends to an impressive 3,045 sq ft / 282.89 sq m. Additionally, there is a large detached garage located to rear left.

Viewing of this home is highly recommended!

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ACCOMMODATION COMPRISES OF THE FOLLOWING OVER TWO FLOORS

GROUND FLOOR

Entrance Lobby 14'4 x 8'5 (4.4 x 2.6) The "Grand" entrance lobby of this architecturally designed home sets the tone as sophisticated yet offering a simple clean finish. Two ensuite bedrooms are situated to the left and a beautiful winding stairwell leads to a further 2 bedrooms on the first floor, living area's to the right.

Toilet 3'1 x 7'9 (0.9 x 2.4) Situated to right as you enter this beautiful home. WHB & WC, with solid oak flooring, cladding on walls, recess lighting.

Kitchen 16'5 x 12'8 (5.2 x 3.9) An open plan kitchen-dining-living area – with a modern solid wood kitchen, tiled backsplash and features large breakfast counter with 5 ring hob, built-in oven, fridge and fridge freezer with integrated dishwasher. Solid wood flooring and recess lighting throughout. The utility room is situated just off the kitchen.

Dining/Living Area 33' x 9'9 (10 x 3.1) A fantastic space where one can enjoy the beautiful views of the surrounding countryside while basking in the sunshine. The dining area is to the left, while to the opposite side of the kitchen, doors open out to a decking area, and a door leading to the sitting room.

Rear Hallway 5'2 x 3'7 (1.5 x 1.2) Solid oak flooring, utility into left and door leads to outside decking area.

Utility 5'8 x 6'4 (1.8 x 1.9) Units at floor and eye level, with Hoover washing machine and dryer. Tiled back splash.

Sitting Room 23'8 x 12'10 (7.2 x 3.7) Stepped down from the entrance lobby and kitchen-living areas, with a built in solid fuel stove, recess lighting, carpet flooring. A lovely cosy room.

Study 9'03 x 8'1 (2.7 x 2.5) A wonderful enclave in the center of the house with the window feature and round walls, with solid oak floor and recess lighting.

Bedroom 1 13'7 x 12'7 (4.2 x 3.9) Front facing with built-in slide robes to back wall, carpet flooring recess lighting, ensuite bathroom

Ensuite Bathroom 6'2 x 4'9 (1.98 x 1.5) WHB, WC and Power Shower. Carpet flooring with cladding on walls.

Bedroom 2 12'2 x 09'8 (3.7 x 3) Looking out to rear garden, carpet flooring, recess lighting, ensuite bathroom

Ensuite Bathroom 5' x 4'1 (1.5 x 1.25) WHB, WC and Shower, carpet flooring, recess lighting

FIRST FLOOR

Landing 18'9 x 13'9 (5.7 x 4.2) The mezzanine landing, accessed through the beautiful winding solid wood stairwell, features carpet flooring and recessed lighting. The this area, there are two generously sized bedrooms and a bathroom.

Main Bedroom 17' z 13'4 (5.2 x 4.1) Rear facing with balcony, carpet flooring, built-in slide robes, recess lighting, ensuite bathroom

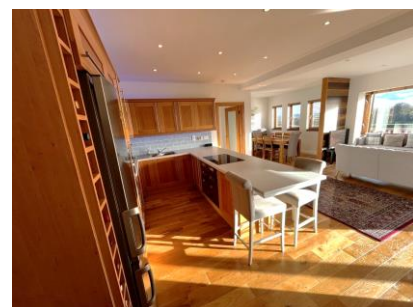
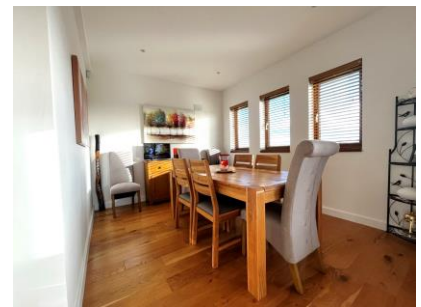
Ensuite Bathroom 5'8 x 9' (1.8 x 2.7) WHB, WC and Bath with Triton T90 overhead, carpet flooring, heated towel rad.

Bedroom 4 25' x 9'9 (7.6 x 3) What a fantastic room we have here with bedroom and living space, carpet flooring, recess lighting.

Bathroom 11'2 x 7'2 (3.4 x 2.2) WHB, WC and Shower, tiled floor and tiled around the shower area, recess lighting, heated towel rad.

FEATURES

- Air to water heating
- Underfloor heating on the ground floor (Individual thermostats in all rooms 9 zones)
- Central Vacuum system (outlet in garage)
- Private well with a new pump and filtration system
- Septic Tank (3 compartment system – 3 electric pumps – controls in garage)
- Electric Gated Entrance (Intercom system (ready for connection)
- Large garage / workshop area.
- Water softener in garage



SITE AREA : 0.24 ha / .60 Acres

HOUSE SIZE : 282.89 sq m / 3,045 sq f

BER : B1 (108642653)

GUIDE PRICE : €775,000

This beautifully presented home offers a warm, modern, yet a classic finish that creates a welcoming atmosphere as you walk through the property. The rear view of the house resembles the picturesque homes of the Swiss Alps or Canada, with a stunning decking that wraps around the house. The main bedroom features a lovely balcony, allowing you to wake up and embrace the breathtaking views of the rolling countryside every morning.

The owner put a lot of thought and effort into creating a dream living space that caters to the needs of a busy family. The inclusion of various alcoves for relaxation provides opportunities for family members to unwind and enjoy some downtime. The four generously sized bedrooms with two located on the first floor, offer ample space for everyone in the family and guests too 😊

The spacious living area and mezzanine landing prove additional areas for gathering and socializing. The property's complete modernization, including upgraded heating systems such as Air to Water and underfloor heating on the ground floor, individual thermostats in each room ensures comfort and efficiency.



The additional guest bedroom with living area further expands the available space, accommodating guests or providing extra room for the family. Overall, the owner has created a well-designed and modernized home that caters to the needs of a busy family lifestyle.

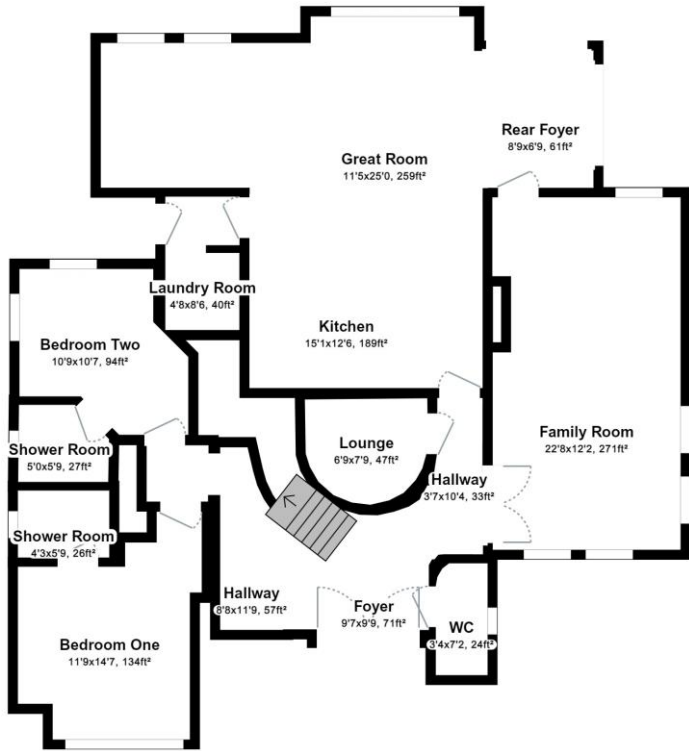
Conveniently located just 1-2 minutes drive away, you'll find Danesfort National school, creche facilities, GAA grounds, church and the popular Toby's Bar. The medieval city of Kilkenny is only a 10-minute drive from the property, offering a rich historical and cultural experience and all city amenities. Furthermore, there are several golf clubs within a 10-20 mile radius, including Mount Juliet, Gowran, Mountain View at Ballyhale and Callan, providing ample opportunities for the golf enthusiasts and numerous other sporting pursuits in the area



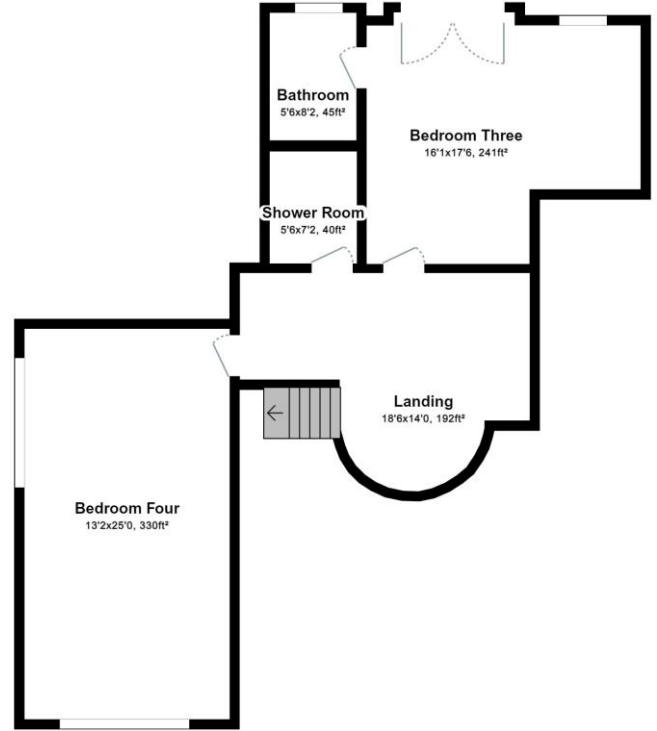
Sitting Room & Study on Gd Floor



First Floor Accommodation



GROUND FLOOR PLANS



FIRST FLOOR PLANS



DIRECTIONS :

From Kilkenny city, drive out the Kells Road, passing Bamford Cross (1st cross roads), continue past James Stephens GAA grounds and Evergreen Football Club and at the next cross roads (Seven Houses) turn left, the property is less than 200 yards down on the right hand side - sign up"!

You can also drive out the Waterford Road to Danesfort and turn right up by the hurling field, the property is about 2km up the road on the left.

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.