

2 AYRESFIELD ROW, GRANGES RD, KILKENNY. R95 F58V

For Sale By Private Treaty



This impressive detached two-storey 3 bedroom residence was built in 2019, extends to 1480 sq ft and boasts an excellent A2 energy rating. The property is approached via gated access and occupies a private site, with a tarmac driveway to the front and lawns extending to the side and rear.

Presented in excellent condition throughout, the home offers a superb blank canvas for its new owners to personalise and finish according to their own taste and style.

Granges Road is a highly sought-after residential location, within walking distance of St. Luke's Hospital, Aut Even Hospital, Ayresfield Clinic, Loreto Secondary School, CBS Secondary School and St. Canice's Primary School. The property is also conveniently located within easy walking distance of Kilkenny city centre and all its amenities.

GUIDE PRICE : €560,000

ACCOMMODATION COMPRISES OF THE FOLLOWING :

GROUND FLOOR

Entrance Hallway 8'3" x 16'8" (2.52m x 5.12m)

A bright and spacious entrance hallway featuring a porcelain-tiled floor and carpeted staircase leading to the first floor. The hallway provides access to the sitting room, kitchen/dining room, under-stairs storage and plant room.

Sitting Room 12'7" x 15'2" (3.90m x 4.65m)

A well-proportioned reception room with laminate timber flooring, recessed lighting and two windows overlooking the front of the property. French doors provide access to the dining area.

Kitchen/Dining Room 13'3" x 18'9" (4.06m x 5.77m) & 8'7" x 13'1" (2.64m x 4.00m)

A generously proportioned open-plan kitchen and dining area with porcelain-tiled flooring, a range of fitted floor- and eye-level units, tiled splashback and recessed lighting. The kitchen is equipped with an integrated electric oven, hob, extractor fan and dishwasher. French doors connect to the sitting room, while patio doors open onto the rear garden. A door leads to the utility room.

Utility Room 8'7" x 13'9" (2.66m x 4.25m), including guest WC

Featuring a porcelain-tiled floor, the utility room is fitted with built-in units, countertop, tiled splashback, washing machine and dryer. There is access to the guest WC and a door leading to the side of the property.

Guest WC 4'9" x 4'7" (1.49m x 1.44m)

Fitted with a WC and wash-hand basin, with attractive floor-to-ceiling tiling.



FIRST FLOOR

Landing

The landing features carpet flooring, access to the hot press and stairs leading to the attic, which is floored out and has electricity.

Bedroom 1 3'9" x 10'9" (4.23m x 3.32m)

A spacious front-facing double bedroom overlooking James Park, with laminate timber flooring and built-in wardrobes. The room benefits from a stylish en-suite bathroom.

En-Suite Bathroom 7' x 7'4" (2.14m x 2.26m)

A generously sized en-suite comprising a wash-hand basin, WC and double shower enclosure with mains shower. The room is finished with attractive floor-to-ceiling tiling.

Bedroom 2 10'8" x 9'7" (3.30m x 2.96m)

A well-appointed rear-facing bedroom with laminate timber flooring and built-in wardrobes.

Bedroom 3 11'2" x 10'9" (3.43m x 3.31m)

Another spacious rear-facing bedroom, also featuring laminate timber flooring and built-in wardrobes.

Main Bathroom 8'9" x 7'7" (2.70m x 2.34m)

The main family bathroom is fitted with a wash-hand basin, WC, bath and separate shower area with mains shower. The room is finished with attractive floor-to-ceiling tiling.



While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, spaces and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as a guide to any prospective purchase. The services, systems and applications shown herein are not intended to be a guarantee of their capacity or efficiency can be given.



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House Layout

LOCATION

Granges Road is a highly sought-after residential location. This property occupies a prominent position within easy walking distance of a number of local primary and secondary schools, St. Luke's General Hospital, Ayresfield Clinic and Kilkenny city centre, with its extensive range of shops, services, restaurants and amenities.



SERVICES

- Mains water and mains sewerage
- Air-to-water heating system
- Individual thermostatic controls throughout, allowing each room to be independently controlled

FEATURES

- A2-rated detached home, built in 2019
- Three bedrooms and three bathrooms
- Presented in excellent condition throughout
- Offers a superb blank canvas for the new owners to add their own personal style and finish
- Private independent site with gated entrance
- Tarmac driveway and enclosed lawns to the front, side and rear
- Stairs leading to the attic, with attic floor boarded and electricity connected
- Rear shed with electricity supply
- Roller blinds fitted to all windows
- Wired for Security Alarm

BER: A2

BER No : 112924360



Situated opposite James Park / Greyhound Track

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.