

17 Michael Street, Kilkenny. R95 XVR4.

For Sale By Private Treaty



We are pleased to present this well-located three-story detached residence (6 Bed, 7 Bath), set in a prime city location, within walking distance of all local amenities.

Accommodation includes an entrance lobby with a spacious kitchen-dining-living area, an ensuite bedroom, a guest toilet, and a utility on the ground floor with two generously sized en-suite bedrooms, and a built-in jacuzzi & sauna on the first-floor landing, adding a distinctive touch.

A stairwell from the lobby leads to the basement and includes a kitchen with three en-suite bedrooms. This area can be accessed independently from the outside also, offering excellent potential for rental income, guest accommodation, or multi-generational living.

This is a rare opportunity to acquire a beautifully appointed detached home in the heart of the city. Built in 2006, this property boasts a high-quality Canadian-style finish throughout, offering a perfect blend of comfort, space, and style.

The home features bright, spacious accommodation and includes a unique wellness touch: a built-in jacuzzi and dedicated sauna room on the first floor—ideal for relaxation and luxury living.

Outside, a large, walled-in paved yard & garden provides secure and private outdoor space, accessed through elegant wrought iron gates from a quiet side street off Michael Street.

Set in a superb city center location, this home is within easy walking distance of shops, restaurants, schools, and all local amenities, making it a truly special and versatile property in an unbeatable location.

ACCOMMODATION COMPRISES THE FOLLOWING:~

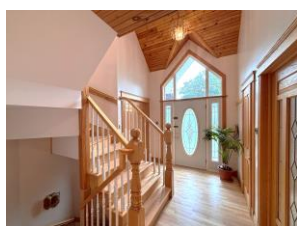
GROUND FLOOR

Entrance Lobby 9' x 8'3 (2.7 x 2.5)

Canadian wood flooring, with a beautiful solid winding stairwell that leads to the first floor, and also a stairwell to the basement.

Guest Toilet 4'8 x 3'2 (1.5 x 1)

WHB & WC, tiled floor, cladding on walls



Kitchen-Dining 28'1 x 10'7 (8.6 x 3.3)

Solid Oak Kitchen units at floor and eye level, includes Belling double oven Range with Gas Hob, American style fridge freezer; door leading to utility and patio doors lead out to side of the house.

Living Room 16'06 x 17'4 (5.1 x 5.3)

Accessed via double doors to a bright, spacious room, features two bay windows, with an open plan leading to dining/kitchen, French doors lead out to the entrance lobby.

Utility Room 7'9 x 3'4 (2.4 x 1.0)

Units at floor and eye level, the door leads out to the rear. Includes washing machine and dryer.

Bedroom 1 17'04 x 16'3 (5.2 x 5)

This room can be an additional reception and it includes a solid built-in wardrobe and features two bay windows.



Ensuite Bathroom 7'8 x 5'2 (2.4 x 1.6)

WHB, WC, and Gainsborough PS 1200, tiled floor, cladding around the shower area.

FIRST FLOOR

Landing – Solid Canadian wood flooring

Built in **Jacuzzi** area : 6 x 6'1 (1.8 x 1.8)

Sauna Room 5.5 x 6'5 (1.7 x 2)

Bedroom 3 12'7 x 18'7 (3.7 x 5.7) (includes ensuite)

Ensuite 5'2 x 6'6 (2 x 1.5)

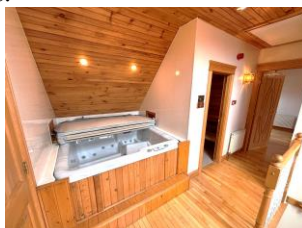
WHB, WC and Gainsborough PS 1200, tiled floor and cladding on walls.

Bedroom 2 15'2 x 18'7 (4.6 x 5.7)

Spacious bedrooms, with built-in wardrobe

Ensuite 6'6 x 5'4 (2 x 1.5)

WHB, WC and Gainsborough PS1200, tiled floor and cladding on walls.





BASEMENT

Hallway 6'9 x 7'5 (2.1 x 2.3) – Tiled floor

Hot-press 4'9 x 5'9 (1.5 x 1.8) – Tiled floor and shelved out – good storage.

Kitchen 12'9 x 8' (3.9 x 2.4)

Pine kitchen units at floor and eye level, includes Belling electric oven with gas hob and extractor fan overhead, plumbed for washing machine, tiled floor, recess lights. Tiled floor.



Bedroom 14'9 x 9'8 (4.5 x 3)

Timber-effect tiled flooring. A door leads to the bathroom.

Main Bathroom 5'8 x 8'2 (1.8 x 2.5)

WHB, WC and Bath, two doors so can be used as an ensuite off the bedroom next door. Timber-effect tiled flooring

Bedroom 13'2 x 11'6 (4 x 3.5)

Timber-effect tiled flooring.

Ensuite Bathroom 7'4 x 6'04 (2.2 x 1.8)

WHB, WC and Shower

Bedroom 13'5 x 10'11 (4.1 x 3.1)

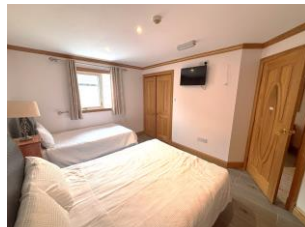
Timber-effect tiled flooring.

Ensuite Bathroom 5'6 x 7'7 (1.7 x 2.3)

WHB, WC and Shower

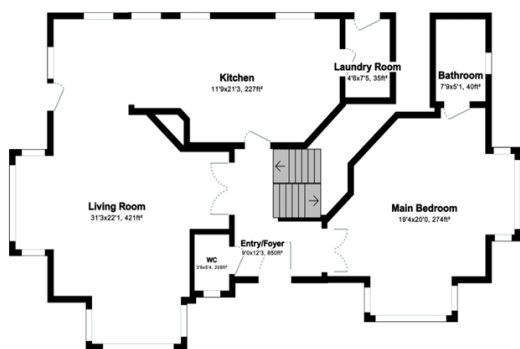
Hallway 3'01 x 8'5 (0.9 x 2.6)

This is the entrance hallway for this unit. There are two built-in units, with sliding doors, one houses the gas boiler, 2nd is a closet/storage area.



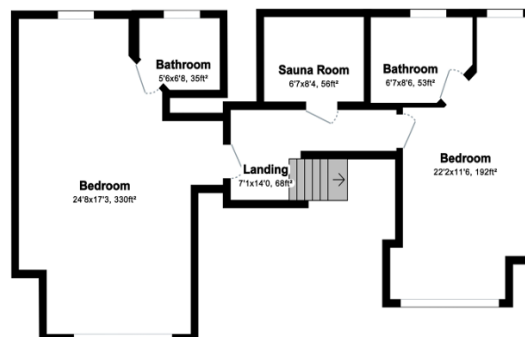
FEATURES

- High-quality Canadian-built home, constructed in 2006
- Triple-glazed windows throughout
- Canadian wood flooring laid across all levels in the main residence
- Timber panelled ceilings in all main areas, complemented by elegant recessed lighting
- Red Deal Canadian wood coving in every room, with matching paneling on windows, architraves, and skirting boards
- Solid Canadian wood internal doors, including wardrobes and storage units
- Custom-built solid oak kitchen in the main house; solid pine kitchen fitted in the basement
- Wrought iron railings and gates to the front of the property
- Paved yard surrounding the house for easy maintenance
- Prime city-centre location, within walking distance of all key amenities
- Fully self-contained basement with separate gas boiler—ideal for guest accommodation or rental income
- 6 Bedrooms | 7 Bathrooms, offering ample space for family living or investment potential



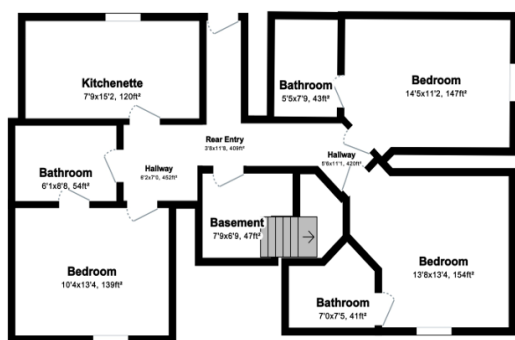
For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

First Floor



For illustration purposes only. Not to scale.

Basement

SERVICES

- Mains water
- Mains sewerage
- Natural gas central heating

BER

B3 (BER No. 112428867)

GUIDE PRICE

€695,000



Video

Discover the perfect blend of historic charm and modern convenience at 17 Michael Street. This delightful home offers unparalleled access to the city's rich heritage and vibrant amenities, all within walking distance.

📍 Kilkeny Castle Park, Butler House Gardens, St. John's Priory, Rothe House & Gardens, to name just a few.....

📍 Langtons Hotel & Bar: Just a 2-minute walk to this renowned establishment, great food and entertainment.

📍 MacDonagh Junction Train Station & Bus Stop – 5 mins walk

📍 Footbridge over the River Nore: Provides easy access to the city's main shopping district.

📍 Cafés, Restaurants & Boutique Shops: Immerse yourself in Kilkeny's vibrant culinary and retail scene.

Location ~ Location – Location

Everything you need, just steps away.

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.