

25 Michael Street, Kilkenny. R95HHYO

For Sale By Private Treaty



Prime Residence Enjoying City & River Views

Discover this exceptional 2–3 bedroom, fully renovated A-rated home in one of Kilkenny's most desirable locations. Situated in the heart of the city, No.25 Michael Street offers the perfect balance of stylish, modern living and historic charm. Viewing highly recommended!

Whether you're seeking a city base, a stylish downsize option, or an investment with dual living potential, this home ticks every box. Its location is unbeatable, offering walkable access to train/bus stations, schools, medical facilities, and more.

This is a rare opportunity to secure a turn-key residence in a tightly held and highly sought-after part of Kilkenny.

ACCOMMODATION COMPRISES THE FOLLOWING

Entrance Hallway 11'2 X 3'02 (3.4 X 0.9)

Laminate timber flooring



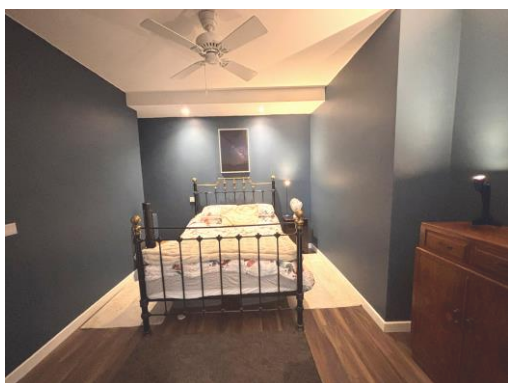
Bedroom 1 12'9 x 7'2 (3.9 x 2.2)

Laminate timber flooring, pull down double bed, two windows onto the street



Bedroom 2 10' x 10'5 (3 x 3.5)

A cozy room with a walk-through wardrobe and ensuite bathroom, with laminate timber flooring.



Walk-in wardrobe 7'9 x 3' (2.4 x 0.9)

Ensuite Bathroom 7'8 x 8'7 (2.4 x 2.7)

Beautifully tiled with feature bath, WHB, WC & Shower



Hallway 10'06 x 5'4 (3.1 x 1.5)

Laminate timber flooring



Utility 6'1 x 11'1 (1.9 x 3.4)

Built-in units, plumbed for washer and dryer, gas boiler, door leading to back yard/garage / studio apartment.



FIRST FLOOR

Kitchen-Dining-Living 19'5 x 17' (5.9 x 5.2)

This is a fabulous room, with a fantastic kitchen area, solid fuel stove in the living area, decorated with great taste and flair, two windows looking out over the River Nore, a great spot for a glass of vino and people watching 😊

Bathroom 6'9 x 4'9 (2.1 x 1.5)

This bathroom is also beautifully tiled floor to ceiling. WHB, WC and Shower.



Hallway 3'8 x 6'05 (1.1 x 1.8)

Balcony 8'09 x 12'3 (2.5 x 3.7)

Step out onto the first-floor balcony and enjoy a peaceful start to your day with the morning sunshine. This elevated outdoor space offers the perfect spot for your coffee or quiet reflection, catching the light as it moves across the city. Whether it's a private moment to yourself or a place to unwind with a book, the balcony adds a unique lifestyle feature to this beautiful home, blending indoor comfort with a connection to the outdoors in the heart of Kilkenny.



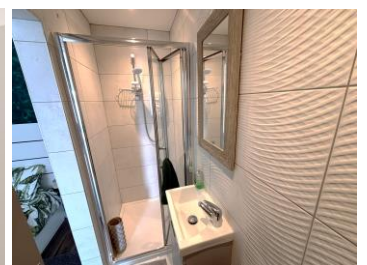
OUTSIDE

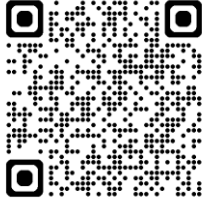
Garage 19' x 12'3 (5.8 x 3.7)

Built only 2 years ago with a roller door, excellent space.

Studio Apartment 20'9 x 12'3 (6.4 x 3.7)

To the rear of the garage sits a beautifully finished independent studio apartment, with its own private entrance and access to a secluded garden space. Thoughtfully designed for comfort and functionality, the studio offers open-plan living, kitchenette, and bathroom — ideal for a variety of uses.

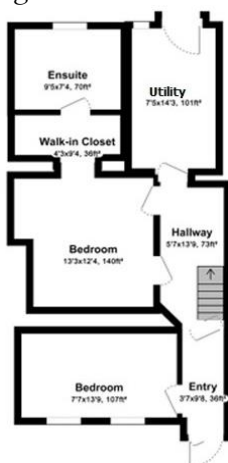




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FEATURES

- Prime city centre location — within minutes' walk of Kilkenny Castle, Castle Park, Butler House, cafes, shops, restaurants, and cultural attractions.
- Beautifully refurbished throughout, blending contemporary finishes with timeless character.
- Flexible layout offering 2 bedrooms on the ground floor, living on the first floor. 9' ceilings throughout.
- Spacious, light-filled interiors with high-quality finishes and thoughtful design.
- Private independent detached garage to rear, ideal for secure parking or storage.
- Self-contained studio apartment built behind the garage — perfect for guests, rental income, or home office use.
- Low-maintenance rear garden, offering a quiet outdoor retreat in the city.
- Superb river aspect with uninterrupted views and natural light.
- With the large detached garage and studio apartment - this additional space significantly enhances the property's flexibility and value, making it an attractive option for investors, creatives, or those seeking multi-generational living.



For illustration purposes only. Not to scale.

Ground Floor

SERVICES

- Gas fired central heating
- Mains water & mains sewerage
- Solar panels – controls in garage
- Fibre Broadband

BER A2

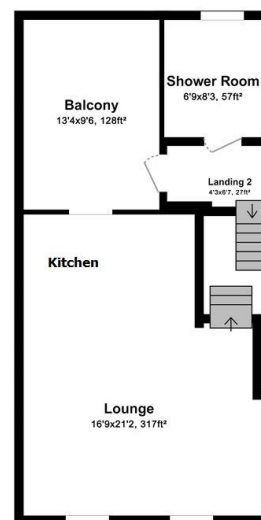
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LOCATION

No.25 Michael Street is positioned in one of Kilkenny City's most charming and historic quarters, nestled just steps from the banks of the River Nore. This peaceful, established street offers a rare combination of scenic views, tranquility, and proximity to every amenity.

- Just a short stroll to Kilkenny Castle, Castle Park, and the iconic Butler House Gardens.
- Moments from the Medieval Mile, with its artisan shops, galleries, and rich cultural history.
- Surrounded by boutique cafés, award-winning restaurants, and everyday conveniences.
- Easy walking distance to supermarkets, schools, and medical centres.
- Well connected within 8-10 minutes' walk to Kilkenny Train Station and MacDonagh Junction Shopping Centre.
- The pedestrian footbridge nearby offers direct access to riverside walks and links both sides of the city seamlessly.

This location is ideal for those who value both urban convenience and a picturesque, walkable lifestyle — perfect for professionals, downsizers, or anyone seeking a vibrant city-centre base.



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1st Floor