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PAT
GANNON 

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Licence No: 003442

Auctioneer Valuer Estate Agent

8/9 Michael Street, Kilkenny. R95 Y77P.

For Sale by Private Treaty



We are delighted to offer this stunning 4-bedroom detached two-storey family home, beautifully maintained and positioned in an enviable location in the heart of Kilkenny city. This exceptional property offers a perfect blend of modern living and historical charm, with all essential amenities just a stone's throw away. Nestled off John Street, one of Kilkenny's main thoroughfares, this home provides easy access to vibrant local shops, restaurants, and cultural landmarks.

The property boasts spacious and well-appointed bedrooms, including a master suite that offers a breathtaking view of the iconic Kilkenny Castle & Butlers Gallery creating a serene backdrop for your daily life. With its excellent condition and prime location, this family home is an ideal sanctuary for those seeking comfort and convenience in a bustling city environment.



ACCOMMODATION COMPRISES OF THE FOLLOWING :

GROUND FLOOR

Entrance Porch	3'09 x 6'11 (0.9 x 1.9)	Tiled floor
Hallway	4'03 x 16'07 (1.2 x 4.9)	Solid timber flooring
Dining Room	14' x 10'07 (4.3 x 3.1)	Solid timber flooring, mahogany fire place with cast iron inset (open fire); cornicing.
Sitting Room	16'07 x 9'05 (4.9 x 2.7)	Solid timber flooring, built-in book shelf to one side of chimney breast; solid fuel stove.
Hallway	23' x 3'01 (7 x 0.9)	Tiled floor, storage under stairs.
Kitchen	15'08 x 12'11 (4.6 x 3.7)	Tiled floor, kitchen units at floor and eye level, tiled between units, Stanley oil cooker, 4 ring electric hob, Bosch double oven & microwave, under counter fridge. Fantastic feature window full width of room.
Bedroom	10'03 x 7'11 (3 x 2.2)	Carpet flooring, built-in units
WC	2'08 x 6'09 (0.6 x 1.8)	Tiled floor to ceiling, WHB & WC
Porch (kitchen end)	3'02 x 6'01 (0.9 x 1.8)	Tiled floor



FIRST FLOOR ACCOMMODATION

Bathroom 6'06 x 6'01 (1.8 x 1.8) WHB, WC & Bath, tiled floor and tiled ½ way up walls.

Bedroom 2 9'05 x 12'01 (2.7 x 2.7) Carpet flooring

Bedroom 3 9'07 x 11'02 (2.8 x 3.4) Carpet flooring

Bedroom 4 12'08 x 10'11 (3.7 x 3.1) Carpet flooring, fantastic views from bedroom over Butler Gallery and views of Kilkenny Castle.

Ensuite Bathroom WHB, WC and Shower, tiled floor to ceiling.



FEATURES

Super location; Private gated entrance with ample parking for 2-3 cars; 4 Bedrooms, 2 Bath; Within walking distance of all city amenities – cafes / restaurants / church / schools / shops

SERVICES

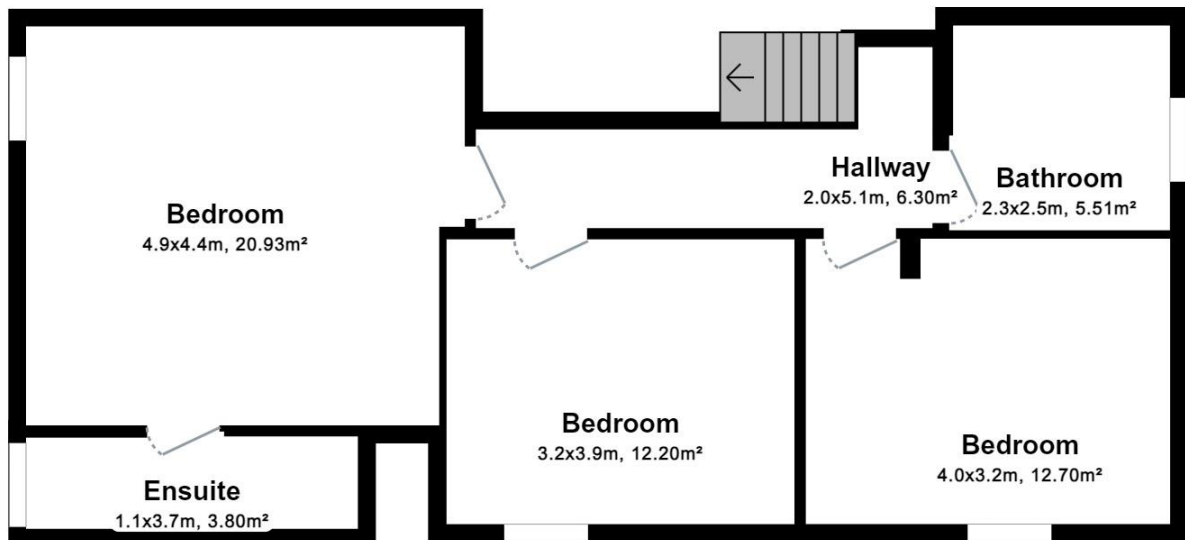
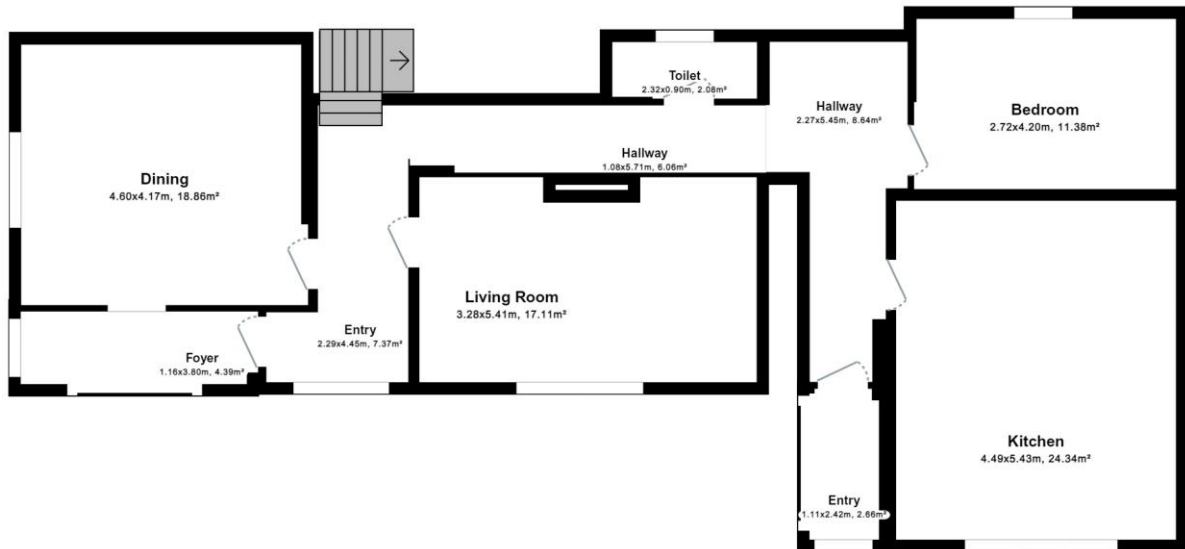
Mains water and mains sewerage; oil fired central heating.

LOCATION

This property is positioned in an enviable location in the heart of Kilkenny city, just off John Street with all amenities on its doorstep. For Sale Sign Up!

BER

F (Ber No 117755967)



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.