

36 The Paddocks, Kells Road, Kilkenny. R95 AD6K

FOR SALE BY PRIVATE TREATY



DETACHED DORMER RESIDENCE

Don't miss this fantastic opportunity to own a home in a highly desirable location, just a 10 minute stroll from the city center and conveniently located off the ring road for easy access to all major routes.

This property features an inviting entrance hallway, a spacious kitchen-dining area, a large sitting room, and two bedrooms, along with a bathroom on the ground floor. The first floor boasts an additional two bedrooms and a second bathroom, providing ample space for families or guests.

Enjoy the privacy of walled gardens both at the front and back, perfect for relaxing or entertaining. Located in a peaceful cul-de-sac, this home offers the ideal blend of convenience and tranquility.

Viewing Recommended!

GUIDE PRICE: €435,000



First Floor Rooms

SERVICES

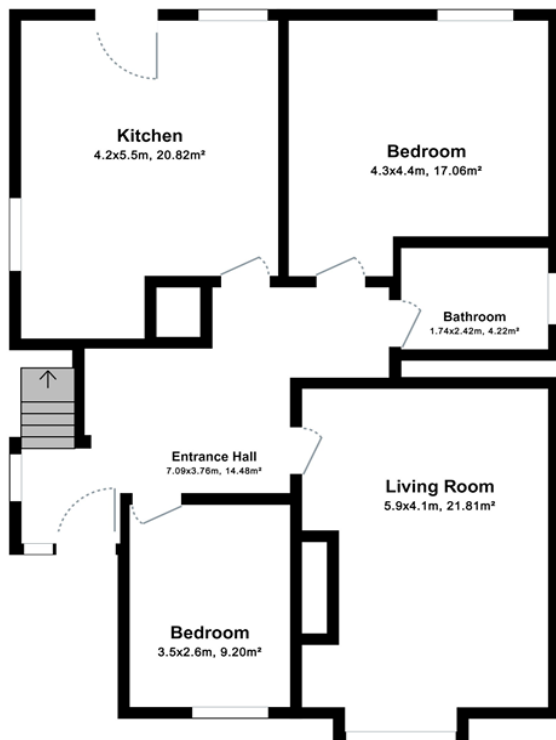
- Gas fired central heating (boiler just serviced)
- Mains water and mains sewerage
- Fibre broadband in the area

FEATURES

- 4 Bed; 2 Bath
- Detached
- Walled in gardens front and generous-sized garden to the rear
- Situated in a cul-de-sac
- Within walking distance of all city amenities, schools, shops etc.

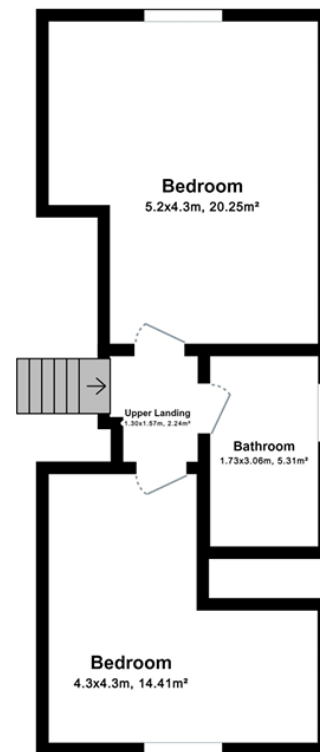
LOCATION

- The Paddocks is in a super sought after location, within walking distance of all city amenities, schools, and services and located just off the ring road. It's a mere 10 minute walk to The Parade and a 2 minute drive off the ring road.



For illustration purposes only. Not to scale.

Main Floor



For illustration purposes only. Not to scale.

Upper Floor

ACCOMMODATION COMRPISES OF THE FOLLOWING :

GROUND FLOOR

Entrance Hallway 13'06 x 7'06 (4 x 2.1)

Solid timber flooring, stairwell to first floor; Hotpress

Kitchen-Dining 15' x 12'08 (4.6 x 3.7)

Kitchen Units at floor level; includes Beko oven; Whirlpool 4 ring hob and extractor fan, Beko Dishwasher, Bosch Dryer. Tiled floor; Door leading to rear garden



Sitting Room 12'01 x 18' (4.6 x 3.7)

Timber flooring, marble fireplace (open fire)



Bedroom 1 12'11 x 11'07 (3.7 x 3.4)

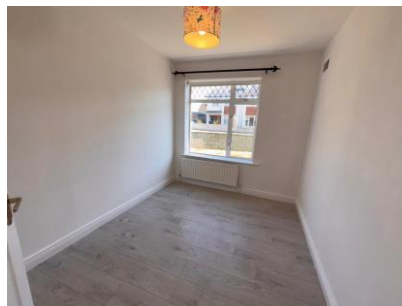
Laminate timber flooring; room situated to rear of house.

Bedroom 2 8' x 10'5 (2.4 x 3.1)

Laminate timber flooring; situated to front of house

Bathroom 7'06 x 5'06 (2.1 x 1.5)

WHB, WC and Bath. Tiled floor and tiles around bath area.



FIRST FLOOR

Bedroom 3 13'03 x 13'02 (4 x 4)

Laminate timber flooring, built-in wardrobe

Bedroom 4 16'05 x 13'02 (4.9 x 4)

Laminate timber flooring

Bathroom 9'07 x 5'05 (2.8 x 1.5)

WHB, WC and Shower, tiled floor and tiled around the shower area

Landing 4'11 x 3' (1.3 x 0.9)

Carpet flooring on landing and stairwell



BER Details

BER C3 BER No. 105201784

*Energy Performance Indicator:
217.99 kWh/m²/yr*



Link to Video



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.