

JENKINSTOWN PARK, JENKINSTOWN, CO. KILKENNY. R95 E9W4.

For Sale By Private Treaty



C.20 ACRE RESIDENTIAL HOLDING (OFFERED IN 2 LOTS)

A beautifully restored and extensively renovated detached residence standing on approximately 1.3 acres, enjoying a highly desirable location within Jenkinstown Park and only 8-10 minutes from Kilkenny City. This charming four-bedroom home extends to approximately 1,362 sq. ft. and has been carefully maintained throughout. Occupying a mature and attractive site, the property successfully combines character features with modern comforts, creating an ideal family home in a sought-after countryside setting.

The accommodation is bright, spacious and flexible, offering four bedrooms and three bathrooms over two floors. Located on the Ballyragget / Durrow Road within the renowned Jenkinstown Park area, the property enjoys the tranquility of rural living while remaining within easy reach of Kilkenny City and all amenities.

The 18½ Acres are top quality dual purpose roadside lands with independent access, in an excellent farming area.

GUIDE PRICE : €395,000 (residence) & €460,000 (lands)

ACCOMMODATION COMPRISES OF THE FOLLOWING :

GROUND FLOOR

Entrance Hallway 4'9" x 10'9" (1.50m x 3.33m)

Welcoming entrance hallway with carpet flooring and staircase leading to the first floor. Bedroom 1 is positioned to the left, with the sitting room to the right.

Kitchen / Dining Room 12'0" x 12'8" (3.66m x 3.92m)

A well-appointed kitchen featuring a range of solid floor and eye-level units, tiled splashback and a characterful Belfast sink. Integrated appliances include a dishwasher, hob, extractor fan, double oven and microwave. A solid-fuel stove provides an attractive focal point, while doors lead to the sitting room and utility room.

Utility Room 9'2" x 4'1" (2.81m x 1.29m)

Tiled flooring with a practical utility area incorporating a Beko washing machine and Hoover dishwasher. The newly installed Worcester gas boiler is located here. A door provides access to the rear of the property, with the guest shower room positioned off the utility room.

Guest Shower Room 6'3" x 4'1" (1.92m x 1.29m)

Comprising wash hand basin, WC and mains-fed shower. Finished with tiled flooring and wall cladding.

Bedroom 1

No access was available at the time of inspection.

Sitting Room 11'6" x 13'9" (3.52m x 4.23m)

An inviting reception room featuring a fireplace with timber surround, cast-iron inset and solid-fuel stove. The room benefits from two windows, including a bay window overlooking the front. Doors connect to both the kitchen and entrance hallway.

Bedroom 2 11'6" x 10'8" (3.55m x 3.23m)

A spacious ground floor bedroom with solid oak flooring and two windows, including an attractive bay window overlooking the front of the property.



FIRST FLOOR

Bedroom 3 13'0" x 12'2" (3.96m x 3.71m)

Generously proportioned double bedroom with carpet flooring, two windows and built-in wardrobe.

Bedroom 4 10'7" x 12'8" (3.26m x 3.90m)

Well-proportioned bedroom with carpet flooring and two windows.

Bathroom 7'8" x 8'8" (2.38m x 2.69m)

Comprising wash hand basin, WC and shower. Finished with tiled flooring and wall cladding.

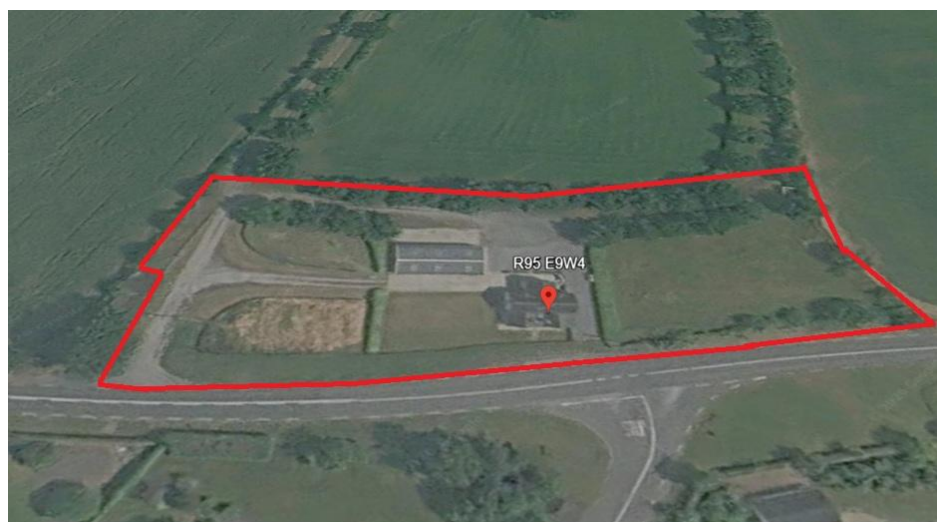
Hot Press 4'6" x 8'8" (1.42m x 2.69m)

Particularly spacious hot press conveniently located off the bathroom.



c.18½ Acres

Top quality dual purpose lands, with independent access.



Residence on c.1.3 Acres

SERVICES

- Private well
- Septic tank
- Calor gas-fired central heating

LOCATION

Jenkinstown Park is one of County Kilkenny's most sought-after residential countryside locations, offering a wonderful balance of rural tranquility and convenient access to Kilkenny City. Positioned on the Ballyragget/Durrow Road, this attractive property enjoys a mature setting and excellent accessibility while benefiting from the privacy and charm of country living. 8.5km to Kilkenny City, 8.2km to Ballyragget, 16.5km to Durrow, 1hr35 mins to Dublin Airport, 1hr 50min to Cork Airport.

BER: To Follow

BER No.: To Follow

FEATURES

- Beautifully restored and carefully maintained residence
- Approx. 1,362 sq. ft. of accommodation
- Four bedrooms and two bathrooms
- Two ground-floor bedrooms
- Flexible accommodation with potential for additional reception room, home office or family room
- Newly installed Worcester gas boiler
- Double-glazed windows
- Alarm system & CCTV system
- Large workshop positioned to the rear – with CCTV
- Mature site extending to approximately 1.3 acres
- Located only 8-10 minutes drive from Kilkenny City
- Additional 18½ acres available as per maps shown
- Residence and lands may be purchased together or in separate lots



Electric Gated Entrance to Residence on c.1.3 Acres

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.