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Auctioneer Valuer Estate Agent

# Danville, Bennettsbridge Rd, Kilkenny. R95 P2P0

**For Sale By Private Treaty**



Nestled at the end of a cul-de-sac just off the Bennettsbridge Road, this outstanding detached residence offers the perfect blend of countryside tranquillity and everyday convenience—only a 2-minute drive to the roundabout leading into the city and all main routes.

Set on beautifully landscaped grounds, the property is immediately impressive with its manicured front lawn, sweeping driveway, and mature planting that provides both privacy and year-round colour. To the rear, the gardens are equally captivating—generous in size, thoughtfully designed, and ideal for outdoor dining, entertaining, or simply enjoying the peaceful surroundings.

The home itself has been meticulously maintained and is presented in excellent condition throughout, reflecting a true pride of ownership. Extending to a well-balanced and versatile layout, the accommodation is both spacious and practical, perfectly suited to modern family living.

The ground floor comprises a welcoming entrance hallway, a bright and well-appointed kitchen, formal dining room, comfortable sitting room, a dedicated home office, a ground floor bedroom, guest WC, and a utility room. Upstairs, there are three generously sized bedrooms, including a master bedroom with ensuite, along with a stylish family bathroom.

This is a rare opportunity to acquire a turnkey home in a prime yet peaceful location, offering space, privacy, and beautifully curated gardens—all within minutes of local amenities.

**GUIDE PRICE : €750,000**

## ACCOMMODATION COMPRISES OF THE FOLLOWING : -

### GROUND FLOOR

**Entrance Hallway** 11'4 x 13'4 (3.46 x 4.09)

Tiles on floor, stairwell to the first floor. The sittingroom is positioned to the left, office to the right and kitchen straight ahead.

**Kitchen** 15'5 x 15' (4.7 x 4.6)

Overlooking the beautifully landscaped rear garden, this is an elegant and highly functional space featuring solid oak fitted units at floor and eye level, tiled backsplash, and a Rangemaster cooker with gas hob. Additional appliances include a Siemens dishwasher and Samsung American-style fridge freezer. A Stanley oil-fired range adds both character and warmth. Tiled flooring throughout, with a fully fitted pantry and access to the dining area. A door leads to the utility room, guest WC, and fourth bedroom..



**Dining Area** 14'2 x 11'2 (4.3 x 3.4)

Tiled flooring continues from the kitchen. Double doors open out to the patio area, while a solid fule stove creates a warm and inviting atmosphere.

**Sitting Room** 13'6 x 15'6 (4.2 x 4.8)

Situated to the front of the house featuring solid timber flooring, an attractive fireplace with built-in Stanley stove, and bespoke fitted units on either side of the chimney breast.



**Bedroom 4** 9'4 x 11'2 (2.9 x 3.4)

Solid wood flooring, looking out to the front garden.

**Utility Room** 9'7 x 6'4 (2.9 x 1.9)

Tiles on floor, includes washing machine and dryer, doors leading to rear garden, WC and Bedroom 4

**Guest WC** 2'9 x 6'5 (0.88 x 1.9)

WHB & WC, tiles on floor

**Games Room / Office** 11'5 x 16'3 (3.5 x 4.9)

Solid timber flooring, 2 x windows and door to rear garden, staire to attic space (11'5 x 11'2 (3.5 x 3.4) with carpet floor and velux window.



### BER



- BER No : 119010494

### SERVICES

- Oil fired central heating
- Mains water and mains sewerage
- House is alarmed
- Fibre broadband available
- Electric gated entrance



## FIRST FLOOR

**Landing** 11'40 x 5'6 (3.5 x 1.7)

**Main Bedroom** 18'2 x 15'6 (5.6 x 4.7)

**Ensuite Bathroom** 9'6 x 5'3 (2.9 x 1.6)

Solid wood flooring, built-in units and hot-press 5'9 x 4'3 (1.8 x 1.3)

A spacious double room with solid timber flooring, built-in slide robes, and a fully fitted walk-in wardrobe 10'1 x 3'7 (3.07 x 1.12). Two windows overlook the rear garden. Access to a private ensuite. door to ensuite bathroom.

Comprising WHB, WC and double shower with Triton T90sr, solid wood flooring, walls fully tiled.



**Bathroom** 9'6 x 8'5 (2.9 x 2.6)

**Bedroom 2** 15'7 x 14'4 (4.8 x 4.4)

**Bedroom 3** 12'8 x 11'1 (3.9 x 3.4)

WHB, WC, Bath and Double Shower area, solid wood flooring, walls fully tiled.

Situated to the front, built-in wardrobes, timber flooring, WHB, Staire to Attic (additional storage)

Situated to the rear with dual aspect windows, solid wood flooring, WHB, walk-in wardrobe (5'6 x 3'3 (1.7 x 1)



## SOME IMAGES OUTSIDE





The property is further enhanced by mature low-maintenance landscaping with carefully designed shrub beds and established trees providing excellent privacy to both the front and the rear.

The front garden features a selection of specimen trees, a generous lawn area and a charming copse of slow-growing Korean fir trees.

The rear garden is thoughtfully divided into two distinct areas. Immediately adjoining the house is a large paved patio with a wisteria-covered pergola, complemented by a lawn and two gravel seating areas—one shaded and one enjoying full sun.

Beyond this a second garden area offers a productive fruit, vegetable and herb garden, alongside a small copse of noble fir trees and a natural wild garden space.

#### FEATURES

- 4 Bed; 3 Bath; 3 Reception
- Prime location, offering country living with city convenience
- Exceptionally landscaped gardens
- Presented in turnkey condition throughout
- Stanley Range in kitchen with solid fuel stoves in both the dining room and the sitting room.

#### SALE TO INCLUDE

- All carpets, curtains, roller blinds and light fittings
- Appliances – washing machine, dryer, Samsung fridge freezer, Rangemaster cooker with gas hob

Site – 0.27 Ha / 0.67 Acres;  
House Size – 202 sq m / 2175 sq ft



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