

81 The Paddocks, Kells Rd, Kilkenny. R95 V3YK

For Sale By Private Treaty



Two-storey semi-detached property, in immaculate condition throughout with accommodation comprising entrance hallway, kitchen-dining and sitting room on the ground floor with 3 bedrooms, 1 ensuite and main bathroom on first floor. This property is not overlooked front or rear, faces onto the green. Walk-in condition! Sought after location, only 10 minutes walk to The Parade. Turn Key!!

GUIDE PRICE : €385,000



The Paddocks is a very well-established and sought-after location. No.81 has been beautifully maintained both inside and out and comes to the market boasting a **B3 BER** rating. Walled in garden front and rear with parking for 2 cars and additional parking outside the entrance; it's not overlooked and has a side gated entrance where you can drive a car in behind the gates. Like many of the neighbour properties, this additional space allows you to extend if one so wishes. With the privacy of the gates, you can enjoy the morning and evening sunshine in the patio area and the garden throughout the day. The Paddocks is a sought-after location, conveniently located within walking distance of all schools, facilities/amenities.

No. 81 featured as the home of acclaimed actress Samantha Bond in the 2022 drama The Inheritance, filmed in Kilkenny. She is best known for playing Miss Moneypenny in James Bond films and Lady Rosamund in Downton Abbey.

ACCOMMODATION COMPRISING THE FOLLOWING:

Entrance Hallway

13'5 x 5'6 (4.1 x 1.7)

Tiled flooring, carpeted stairwell leading to first floor; sitting room to the left, kitchen-dining straight on. There's storage underneath the stairs, and it houses the condensed dryer.



Kitchen-Dining

18' x 11'7 (5.5 x 3.6)

Bespoke kitchen with units at floor and eye level, includes Whirlpool 9kg washing machine, Bosch dishwasher, New Bosch fridge-freezer, Zanussi electric cooker. Patio doors leading out to rear garden and opening to the sittingroom from the dining area. Cornicing.



Sitting Room

16'5 x 11'7 (5' x 3.6)

Oak effect laminate flooring; painted timber fireplace with marble heart, solid fuel Oisin stove, features bay window, cornicing, recess lighting.



FIRST FLOOR ACCOMMODATION

Landing

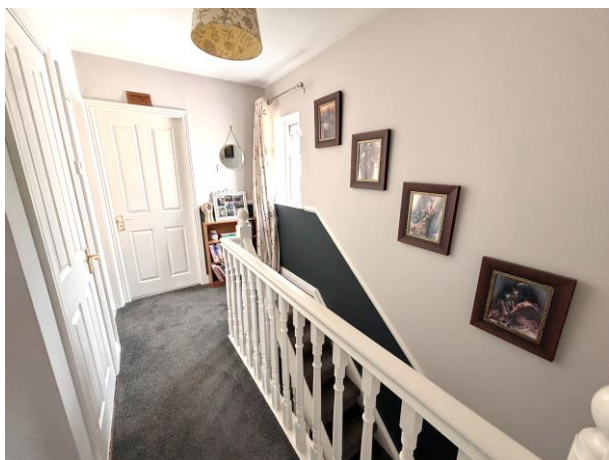
10' x 6'04 (3 x 2)

Bathroom

7'2 x 6'3 (2.2 x 1.9)

Carpet flooring, hot press (Immersion and Pump for the 2 showers)

WHB, WC and Bath with Sirius Power Shower over the bath. Beautifully tiled floor to ceiling. Option to use as an ensuite off the 2nd bedroom.



Bedroom 1

14'5 x 10'5 (4.3 x 3.2)

Bright spacious bedroom, tastefully presented with oak effect laminate timber flooring; built-in wardrobes, bay window. Door to ensuite bathroom.



Ensuite Bathroom

8'9 x 3'3 (2.7 x 1)

WHB, WC and Double shower Area with Power Shower (this has only been replaced in past 6 mths). Nicely tiled in neutral colours, floor to ceiling.

Bedroom 2

10'7 x 11'7 (3.3 x 3.6)

Situated to the rear of the house. Carpet flooring.

Bedroom 3

6'7 x 8'6 (2 x 2.6)

Carpet flooring, built-in wardrobes.



SERVICES

- Mains water
- Mains sewerage
- Gas-fired central heating

FEATURES

- Alarmed
- Potential to extend to the side SPP
- Only 10 mins walk to The Parade
- Just off the ring-road, giving easy access to/from all routes

SALE TO INCLUDE

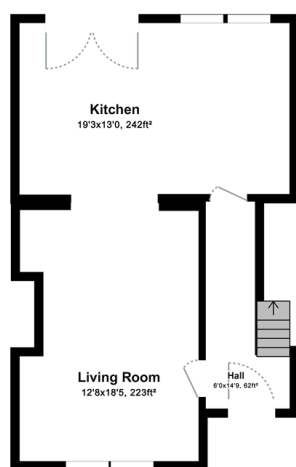
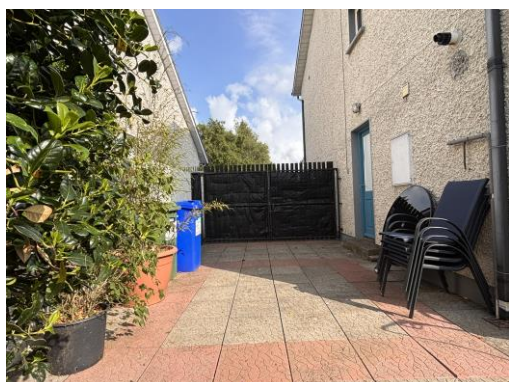
- All carpets, curtains and light fittings
- All kitchen appliances – New fridge freezer, new cooker, Washing machine, and dishwasher.
- Garden shed to rear (shelved out)

FEATURES

- 3 Bed; 2 Bath
- Immaculate condition throughout
- Solid fuel stove in sitting room
- Climote Heating controls (App to control from your mobile)
- B3-rated home
- Not overlooked front or rear
- Adjacent to a large green area
- Enjoys all day sunshine

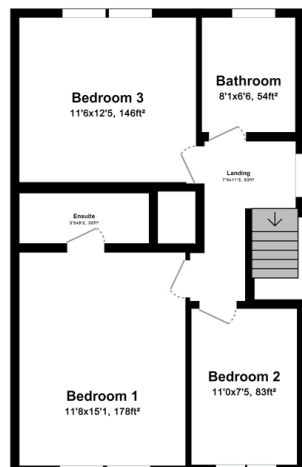


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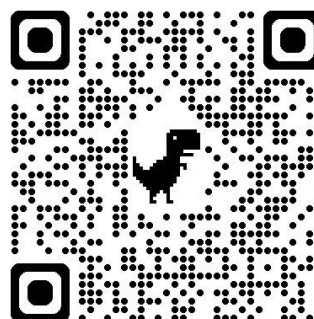
For illustration purposes only. Not to scale.

Ground Floor



For illustration purposes only. Not to scale.

First Floor



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