



Sion Gardens

Sion Road, Kilkenny

Uniquely Yours





House Type



A: Houses 1, 12 (5 bed)



B: House 7 (4 bed)



C: Houses 2, 4, 6, 11 (5 bed)



D: Houses 8, 9, 10 (4 bed)

We are delighted to present an exclusive collection of just twelve luxurious architecturally designed homes, on the outskirts of Kilkenny in one of the city's most sought after areas.



These four and five bed homes are completed to a high-quality builders' finish and provide the perfect blank canvas; allowing each buyer to design, personalise, and complete your interiors exactly as you wish. Homeowners will have the rare opportunity to choose your own interior design and furnishings, making your house uniquely yours.

This bespoke flexibility ensures each property becomes a truly personal, forever home.



With a strong emphasis on quality materials, thermal performance, and elegant detailing, Sion Gardens sets a new benchmark for residential design in Kilkenny.

Set within generously sized private gardens and approached by individually designed driveways, every residence enjoys a sense of privacy, space, and distinction rarely found in modern developments.

A thoughtfully landscaped communal green space further enhances the setting, creating a tranquil environment that enriches the development.





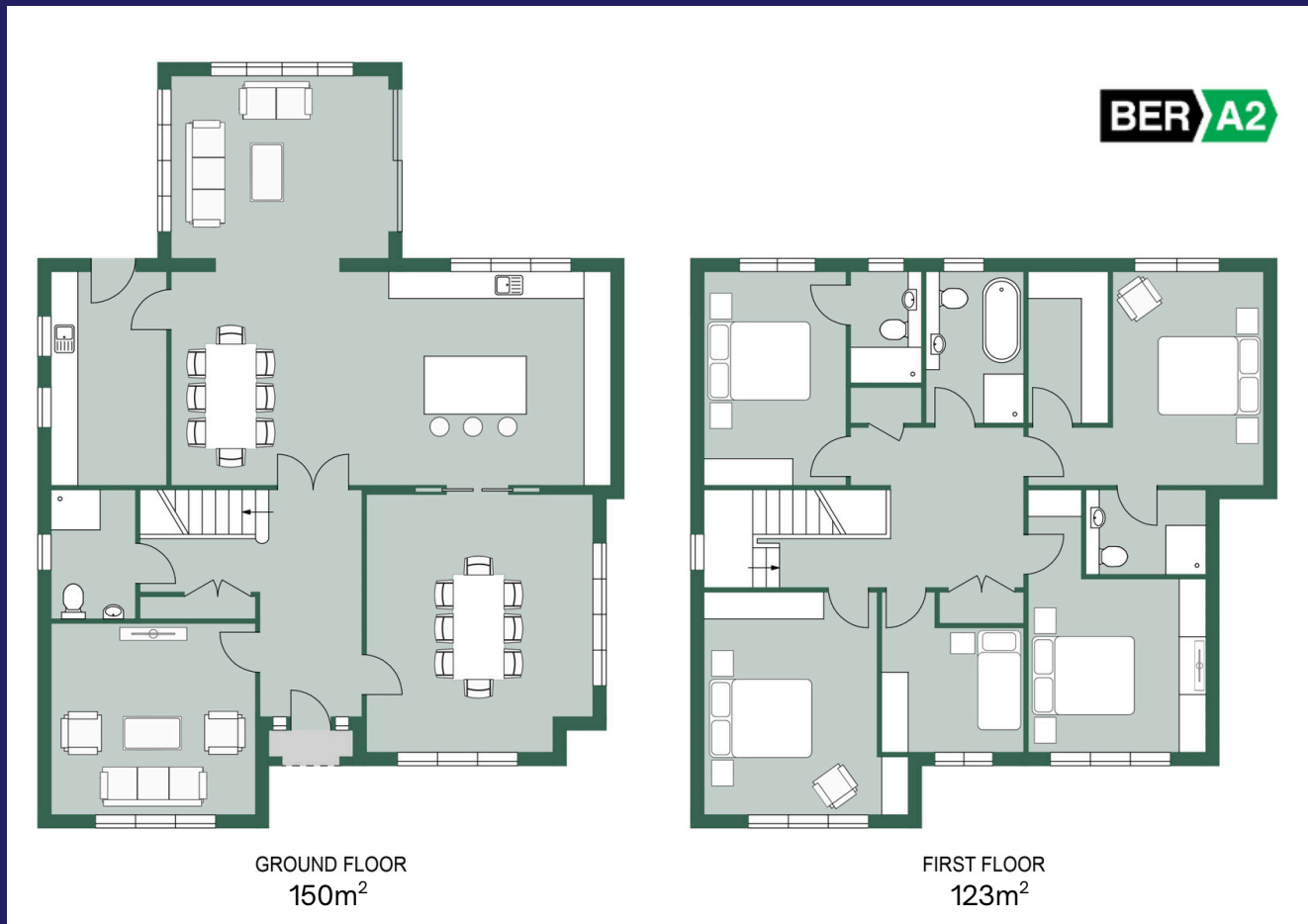
Sion Gardens



Located along the sought-after Sion Road, residents of the Sion Gardens development will benefit from easy access to the city centre, scenic riverside walks, excellent schools, top-class sports facilities, and everyday essentials.

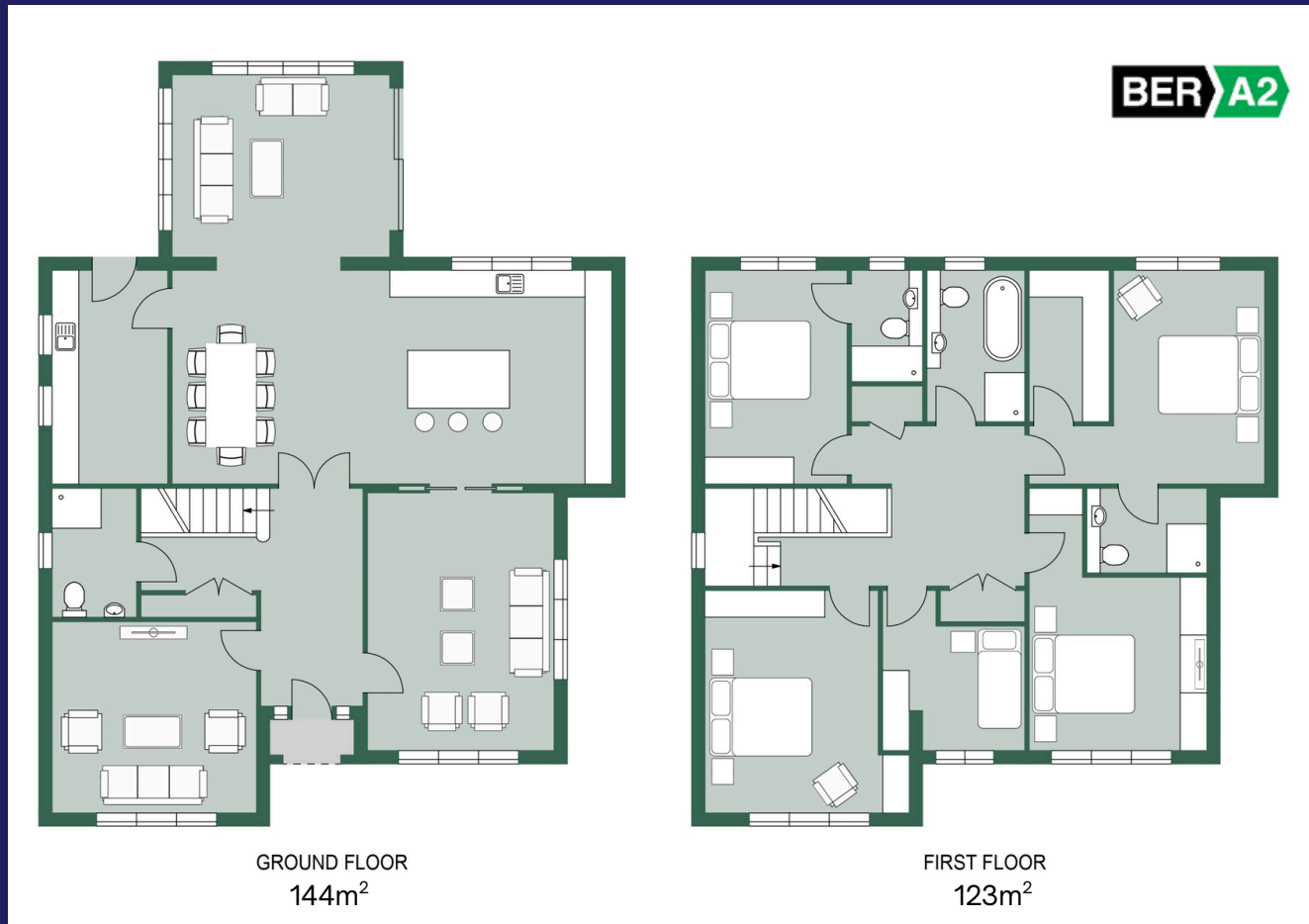
Amenity	Distance
St Luke’s General Hospital	4.1km
St John’s Church	2km
Kilkenny Castle	2.7km
MacDonagh Junction	2.1km
MacDonagh Train Station	1.9km
The Watershed	2.3km
UPMC Nowlan Park	2.1km
Lyrath Estate Hotel & Convention Centre	2.6km
Motorway Access	2.1km

School	Distance
St John’s NS	2.5km
Gaelscoil Osraí	3km
St Canice’s NS	5.9km
Presentation Primary	4.5km
CBS Primary	5.5km
St Patrick’s De La Salle	3.9km
St John of God	3.8km
St Colman’s Clara NS	8.4km
Presentation Secondary School	3.1km
St Kieran’s College	4.1km
Loreto	6km
CBS Secondary	6.2km
Kilkenny College	6.2km



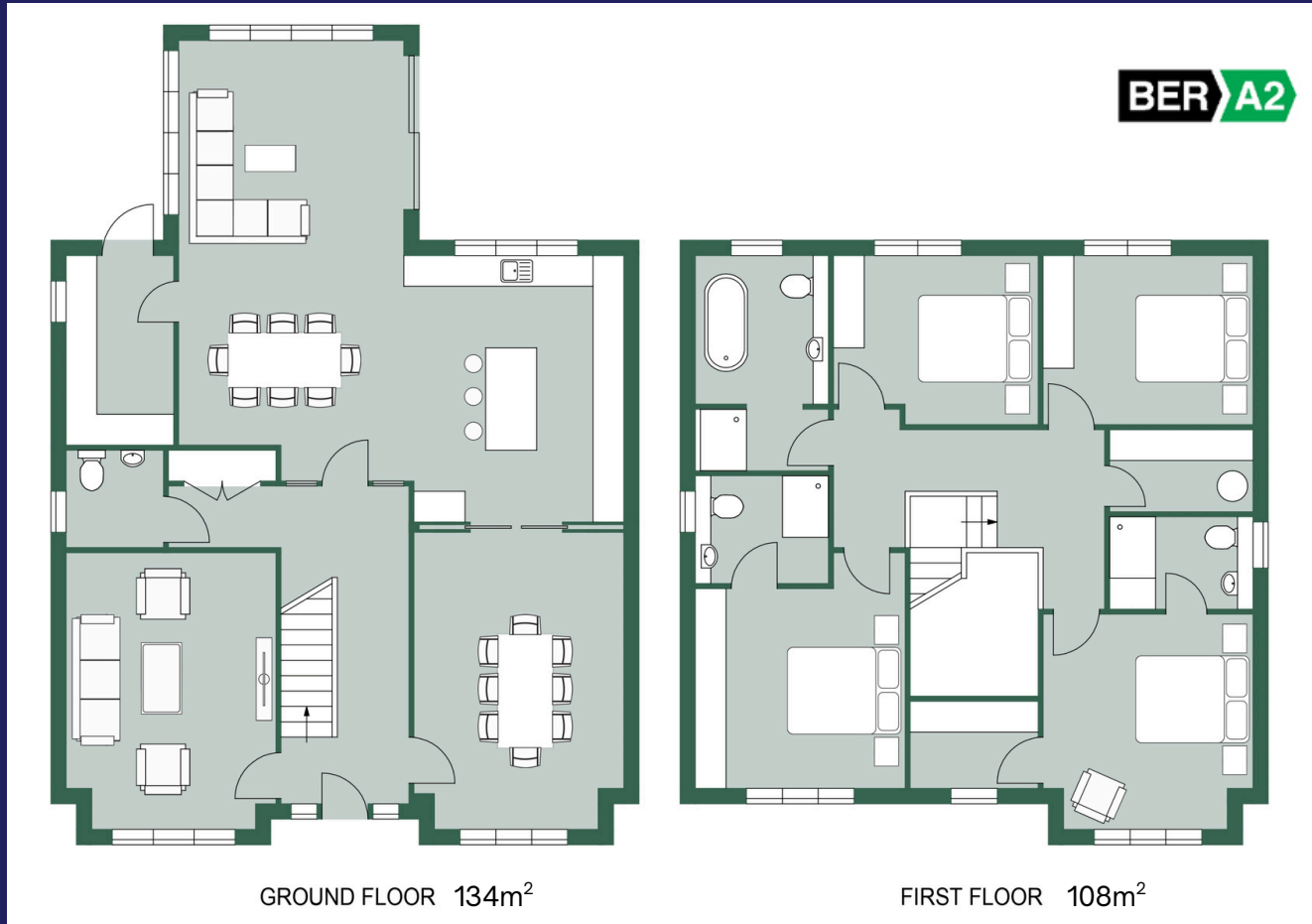
- 5 Bedrooms
- 4 Bathrooms
- Total Area: 273m²
(2938sq.ft)





- 5 Bedrooms
- 4 Bathrooms
- Total Area: 267m²
(2873sq.ft)

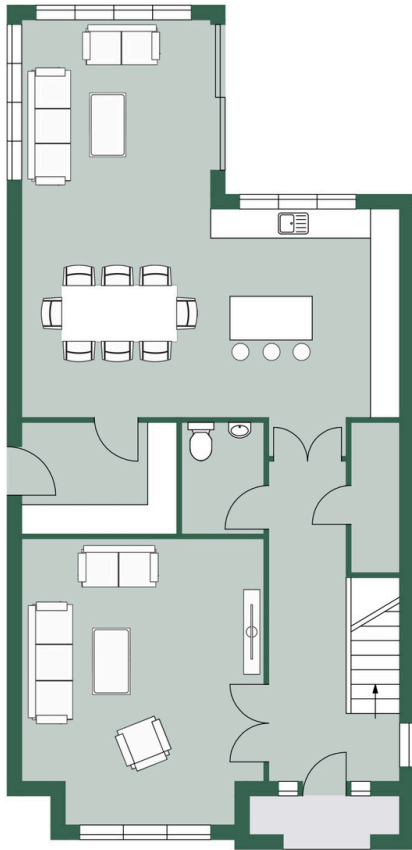




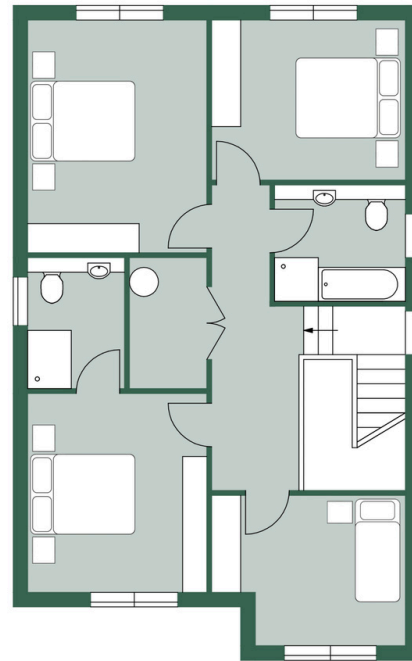
- 4 Bedrooms
- 4 Bathrooms
- Total Area: 242m²
(2604sq.ft)



BER A2



GROUND FLOOR 105m²



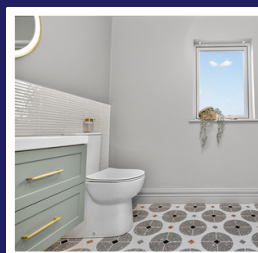
FIRST FLOOR 90m²

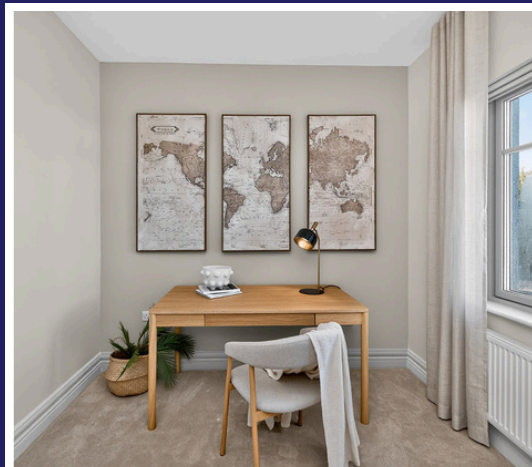
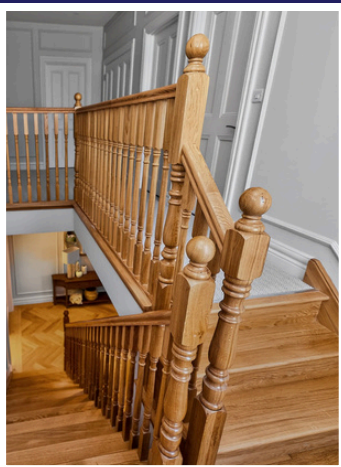
- 4 Bedrooms
- 3 Bathrooms
- Total Area: 195m²
(2098sq.ft)



Show House (*House Type C*)

Sion Gardens





Note

Not all houses are completed to the spec of the Show House. Each house is completed to a builder's finish and does not include kitchens, bathrooms, flooring, furniture. Allowance is included. This allows for full personalisation.

Build

- A2 BER Rating
- Insured by Homebond
- All houses individually tested for airtightness
- Concrete build with ICF Walls
- ICF (Insulated Concrete Formwork) construction method has high insulation and energy efficiency properties supplied by Amvic
- GYP Plank Silent Floor System by SIG
- Timber roof from Cork Roof Truss



HOUSE NO.	BEDS	TOTAL AREA	BACK GARDEN AREA	TOTAL OUTDOOR PRIVATE SPACE
1	5	273 sq m	368 sq m	786 sq m
2	5	267 sq m	308 sq m	816 sq m
4	5	267 sq m	757 sq m	934 sq m
6	5	267 sq m	296 sq m	527 sq m
7	4	242 sq m	242 sq m	543 sq m
8	4	195 sq m	187 sq m	436 sq m
9	4	195 sq m	208 sq m	457 sq m
10	4	195 sq m	251 sq m	490 sq m
11	5	267 sq m	469 sq m	694 sq m
12	5	273 sq m	586 sq m	967 sq m

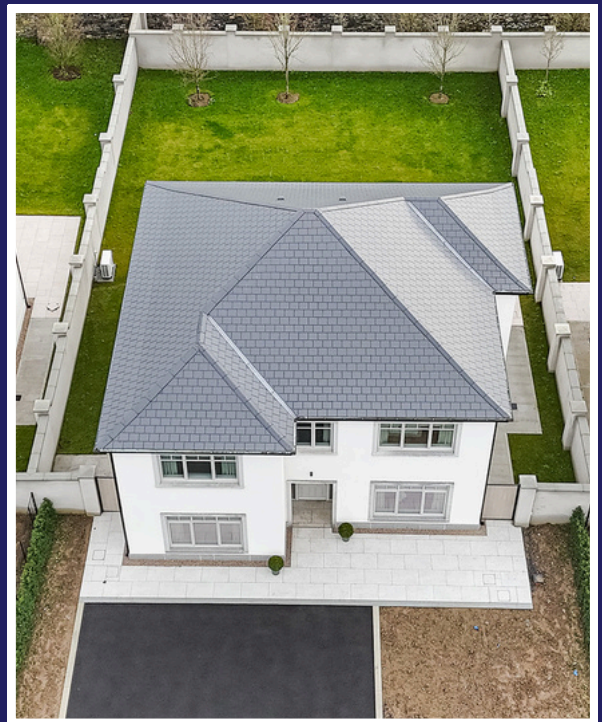
Internal

- Windows from Nordan:
 - Fully Reversible
 - Aluminium Clad
 - 30 year warranty
 - Minimum life expectancy 60 years
 - Noise reducing triple glazed security glass
- High Security External Doors from Nordan
- Contemporary Internal Doors and Architraves
- Ceiling Heights 2.8m
- Oak Stairs supplied by Brett Joinery
- Alarm System fitted by AP Systems
- Access to Siro and Eir fibre network infrastructure.
- Hisense 8kW Air to Water Heat Pump System with 250L Hot Water Cylinder
- Separate Thermostatically Controlled Heating Zones
- Underfloor Heating Downstairs
- Radiators Upstairs
- MVHR (Mechanical Ventilation with Heat Recovery) is installed and preset for efficient heat recovery and controlled air changes in each living room, bedroom and toilet.



External

- High Quality Soltherm Render Finish
- Aluminium Gutters and Downpipes, PVC Fascia and Soffit by Holdens
- Spanish Beige Porcelain back patios by Allstone
- Granite window surrounds and plinths by Allstone
- Granite Porcelain front patios and granite kerbing by Harding's Stoneyard
- Tarmac driveways and Slipform Kerbing by Rochemoyle
- 1.8m high plastered block dividing garden walls
- Dividing Estate Railings to the front by Mulligan Fencing
- Portuguese Laurel hedging lining every driveway
- 3 mature trees in every back garden
- 2 side gates per house
- Roughly 2300m² communal grass area, with mature native Irish trees



Sion Gardens

Works at Sion Gardens

Developer:

Oakmane Ltd

Design Team:

Brian Dunlop Architects

Kilgallen and Partners

Ronan Meally Consulting Engineers

Mahon Landscape Designs

Mark Bolger QS

Main Contractor:

Leetherm Construction

Services:

Hickey Plumbing and Heating

Tom Kennedy Electrical Services

Tim Dooley Carpentry

MCF Projects

First Choice Interior Painting

Michael Doyle Landscaping

Dormer Civils

Show House Suppliers

Interior Design:

Genieve Condon

Kitchen and Cabinetry:

Newhaven Kitchens

Flooring and Carpets:

Interior Flooring

Bathrooms:

Tubs and Tiles

Larry O'Neill Tiling

Decorating:

John Scott Painting

Brett Joinery

Castlecomer Blinds Factory

Bergin Mouldings

Doors and Windows:

Nordan

CK Doors

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Further details available from Auctioneer.

Some prices are agreed with certain Show House suppliers if the purchasers like aspects of the design and wish to replicate Show House features.

The particulars and photographs used in this brochure are for guidance purposes only and do not form part of any contract. Photos may have been edited/enhanced. Dimensions may not be exact.

Sion Gardens

Sion Road, Kilkenny



Register interest at: www.siongardens.ie



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