

DEVELOPMENT POTENTIAL:

This property represents probably the most important investment opportunity to come on the market in Cashel in recent years. There is considerable potential for conversion / adaption to Residential / Offices, Medical Centre, Boutique Hotel etc. subject to planning permission.

TITLE:

Freehold

SERVICES:

Services include Mains Water, Mains Sewage, Telephone, Electricity.

PRICE:

On Application

VIEWINGS:

Strictly by appointment with the sole agents, John M. Gleeson Auctioneers.

VENDOR SOLICITORS:

No.6: Barry Galvin & Son, 91 South Mall, Cork - (021) 4271962

No.7: HG Donnelly & Son, Duke Street, Athy - (059) 8631284



Rear Garden No. 6



Rear Garden No. 7



JOHN M

Cathedral Street, Thurles
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JOHN M

FOR SALE

By Private Treaty

**SIGNIFICANT
INVESTMENT
OPPORTUNITY**

**No.6 & No.7, JOHN ST. CASHEL
ZONED TOWN CENTRE**



Cathedral Street, Thurles

Tel: (0504) 22997

tipperaryproperty.com

LOCATION:

The property is situated in one of Cashel's best known streets, in the heart of the town and in immediate proximity to all commercial activities, banking, shopping, professional etc.

DESCRIPTION:

No's 6 and 7 John Street, Cashel are two adjoining three-storey Georgian-style townhouses of considerable proportions, with large rear gardens, side entrances and huge potential for adaptation or development.

ZONING:

The property is zoned to preserve and enhance **town centre** facilities which under the current Cashel Town and Environs Development Plan is defined as "town, village and district centres that provide a broad range of facilities and services and serve as a focus for the community and for public transport. It excludes retail parks, local centres and small parades of shops of purely local significance."

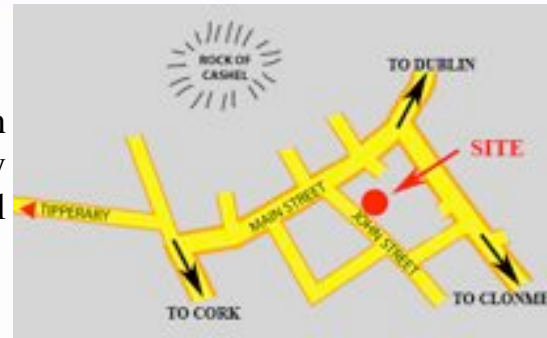
SITE PLAN:



Rear No. 6



Rear No. 7



ACCOMMODATION:

No. 6

Entrance:	(28' 18" X 6")
Kitchen/Dining:	(17' 09" X 14' 10")
Bedroom 1:	(13 X 10' 4")
Ensuite:	(4' 6" X 4' 4")
Livingroom:	(21' 3" X 14')
Main Bathroom:	(9' 7" X 5' 5")
Bedroom 2 :	(14' X 10' 9")
Bedroom 3:	(14' 8" X 11' 4")
Bedroom 4:	(22' 4" X 14')
Bedroom 5:	(13' 3" X 11' 10")
Bedroom 6:	(14' 4" X 9' 1")
Bedroom 7:	(12' X 11' 3")
Bedroom 8	(12' X 10' 10")
Toilet:	(7' 8" X 4' 4")
Shower Room:	(7' 8" X 7' 5")

No. 7

Entrance:	(28' 6" X 5' 8")
Dinning Room:	(16' 4" X 13')
Livingroom:	(21' X 13' 4")
Kitchen/Dining:	(17' 8" X 11' 3")
Utility:	(13' X 11' 9")
Bedroom 1:	(14' 3" x 9' 7")
Bedroom 2:	(15' 4" X 12' 9")
Bedroom 3:	(16' 1" X 13' 8")
Bedroom 4:	(13' 3" X 10' 4")
Main Bathroom:	(12' 4" X 10' 4")
Bedroom 5:	(22' X 14' 4")
Bedroom 6:	(21' 4" X 13' 6")

