

**DEVELOPMENT POTENTIAL:**

This property represents a rare opportunity to acquire a period townhouse in Cashel's prime georgian location. There is considerable potential to upgrade the existing property to a gracious family home in the period style or conversion to comfortable, prestigious office accommodation, a small guesthouse, etc. subject to planning permission.

**TITLE:**

Freehold

**SERVICES:**

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



Rear Garden



Rear: The Haven

**PRICE:**

Region €550,000

**VENDOR SOLICITORS:**

Barry Galvin & Son, 91 South Mall, Cork - (021) 4271962

**VIEWINGS:**

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



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**FOR SALE**

By Private Treaty

**"THE HAVEN"**  
**JOHN STREET**  
**CASHEL**



**HISTORIC GEORGIAN TOWNHOUSE**

Cathedral Street, Thurles

Tel: (0504) 22997

tipperaryproperty.com

## LOCATION:

Cashel is probably the most important heritage town in Ireland with the Rock of Cashel being one of the most visited attraction in the State. It is also the most ideal location for travelling throughout the south, southeast and mid west areas of the country, located 1 hr from Cork, Limerick, Waterford and Kilkenny.

**THE HAVEN** is situate on Cashel's finest Georgian street, John Street, located in the heart of the town and in immediate proximity to all commercial activities, banking, shopping, professional etc.



## DESCRIPTION:

**THE HAVEN** is a rare gem of Irish architecture with immense potential as a gracious family home in the period style. It is a three-storey Georgian townhouse of considerable proportion, with a large rear garden and side entrance which may be easily extended upon removal of existing outhouses. The property requires general upgrading of electrical, plumbing and Heating.

## 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:



## ACCOMMODATION:

TOTAL FRONTAGE: 61'9"

## DOWNSTAIRS

### Ground Floor

Entrance: (28'18" X 5'11") Fan light. Understairs storage  
Kitchen/Dining: (17'09" X 14'10") Small fitted kitchen. Stone fire place with electric fire. Phone point.  
Bedroom 1: (13 X 10'4") sink, fitted wardrobe & bay window  
Ensuite: (4'6" X 4'4") wc & shower  
Livingroom: (21'3" X 14') Marble fire place

## UPSTAIRS

Main Bathroom: (9'7" X 5'5") Bath, wc & whb  
Landing: (14'10" X 6')  
Bedroom 2 : (14' X 10'9") Built-in wardrobe, immersion, phone point  
Bedroom 3: (14'8" X 11'4") Phone point  
Bedroom 4: (22'4" X 14') fire place  
Landing: (27' X 3'6")  
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") wc & whb  
Shower Room: (7'8" X 7'5") wc & shower  
Storage Cupboard

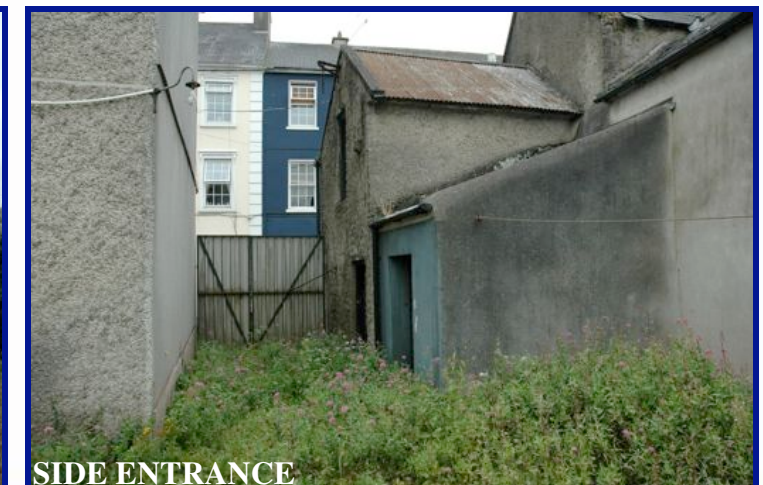
## OUTSIDE

Small grotto  
Derelict Outhouses  
Side entrance

Side Access Width (9'3")



REAR



SIDE ENTRANCE