

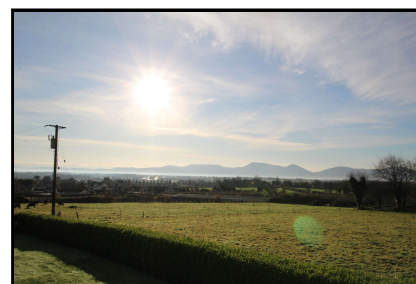
44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

**QUIRKE**  
P. F. QUIRKE & CO. LTD.  
Auctioneers, Valuers, Estate Agents.



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No.5022



## The Haven, Cahir Abbey Upper, Cahir, E21 K251

- 4 Bedrooms
- 2 Reception Rooms
- 2 Kitchens
- 2 Garages
- Large site
- Online Auction (UPS) 17th September at 11am

**Guide Price €180,000**

44 Gladstone Street Clonmel County Tipperary  
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<https://www.pfq.ie/> PSRA Lic No: 001721



# The Haven, Cahir Abbey Upper, Cahir, E21 K251

For Sale by Online Auction (UPS) 17th September at 11am

Register on [www.pfq.ie](http://www.pfq.ie)

Brought to the market by P F Quirke & Co Ltd is an interesting residential proposition at Cahir Abbey, Cahir. Consisting of a pair of semi-detached houses on 0.5 acres, sharing a septic tank and being sold as one. Nicely located, on a large, elevated site with great views over Cahir, the property has good frontage and access. Accommodation is as follows: Property 1 - entrance porch, entrance hall, kitchen, living room, bedroom 1/study, bedroom 2, bathroom, fuel store and garage. The second residence accommodates - porch, sitting room, kitchen, bathroom, 2 bedrooms and garage. So in all the property has 4 bedrooms, 2 reception rooms, 2 kitchens and 2 garages. The property is in reasonable condition throughout, though in need of some renovation and modernisation. The views from the site are exceptional and need to be seen to be fully appreciated. This is a good opportunity to purchase a nice home on a large site close to Cahir or indeed two investment properties. Vacant for many years, so may qualify for various grant schemes. We recommend early inspection.

To take part in the auction, you must register on [www.pfq.ie](http://www.pfq.ie) before 13th

September and pay a bidding deposit of €5,100.

Contact us for more information.

**Entrance Porch 1.9m (6'3") x 1.71m (5'7")**

with tile floor

**Hallway 5.18m (17'0") x 0.94m (3'1")**

**Kitchen 3.63m (11'11") x 3.06m (10'0")**

fitted units at floor level, plumbed for washing machine & dishwasher, tile backsplash

**Living Room 4.89m (16'1") x 3.36m (11'0")**

with open fire

**Bedroom/Study 2.82m (9'3") x 2.31m (7'7")**

with laminate flooring

**Bedroom 2 2.8m (9'2") x 2.38m (7'10")**

with laminate flooring

**Bathroom 2.08m (6'10") x 1.8m (5'11")**

fully tiled floor to ceiling, wc, whb, electric shower

**Fuel Store 3m (9'10") x 2m (6'7")**

with pitch tile roof

**Garage 6.05m (19'10") x 4m (13'1")**

**Porch 2.81m (9'3") x 2.6m (8'6")**

with tile floor

**Sitting Room 3.07m (10'1") x 3.58m (11'9")**

with tile floor, Stanley solid fuel stove

**Kitchen 3.69m (12'1") x 3m (9'10")**

units at floor level, plumbed for gas cooker, built-in press

**Bathroom 2.47m (8'1") x 2.2m (7'3")**

tile floor, walls tiled halfway, wc, whb, bath

**Upstairs Landing 1.32m (4'4") x 1.47m (4'10")**

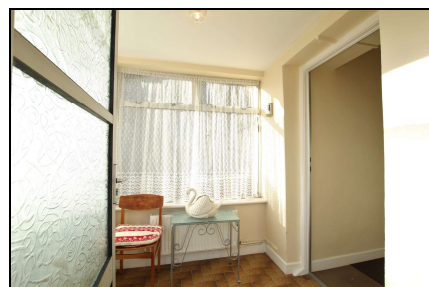
with built-in storage

**Bedroom 1 3.05m (10'0") x 2.79m (9'2")**

carpet flooring, built-in wardrobe

**Bedroom 2 3.07m (10'1") x 2.72m (8'11")**

carpet flooring, built-in storage, fitted wardrobe



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