

Imposing Town Centre Licensed Premises with Guest Accommodation and Planning Permission for additional Bedroom space. For Private Treaty Sale.

‘THE VENICE OF IRELAND’
Main Street, Monasterevin, Co. Kildare. W34CP78.



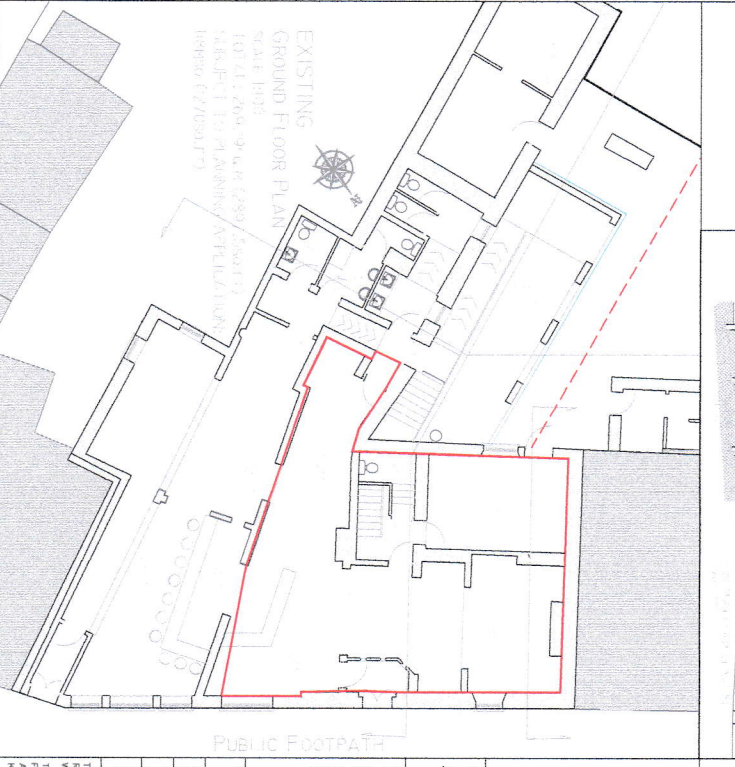
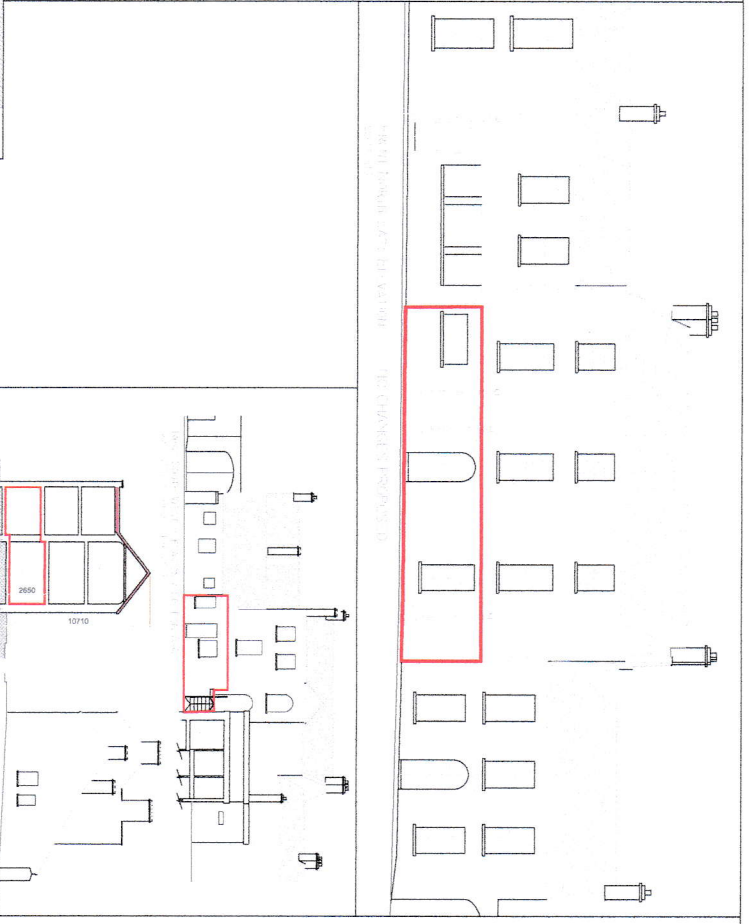
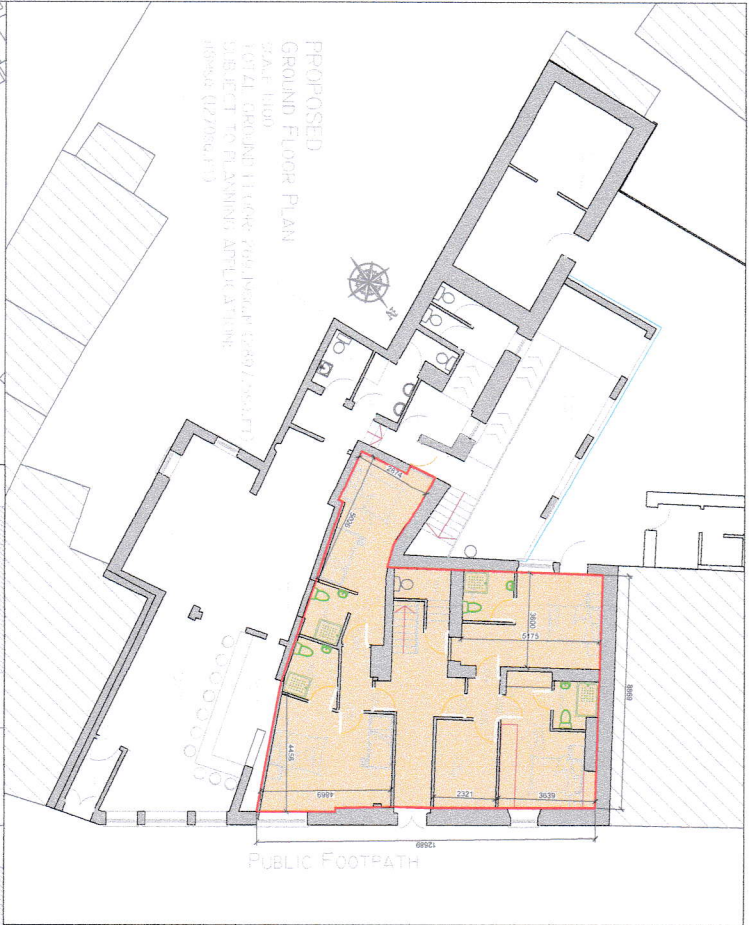
These substantial premises occupy a prominent trading position in the heart of Monasterevin Town and comprise a Lounge Bar at ground floor level. With 5 bedrooms overhead (3 of which are en-suite), together with kitchen and bathroom. Planning Permission has recently been granted by Kildare County Council for additional guest accommodation thereby enhancing the premises as a potential mixed-use Investment Property.

Kildare Co. Co. Planning Ref: 24/60513.

JOHN P. YOUNGE. FRICS. FSCSI. Auctioneer & Valuer.

PSRA Licence No. 003582. T. 01-6618428. M. 0872-775771.

Registered in Ireland No. 125593 PSRA Licence No: 003582 VAT No. 4817727P
John P. Young. FSCSI. FRICS. MCI Arb.



CIAT
CHARTERED PRACTICE

RIAI
Architectural Technologist
2023

DAN KEANE
ARCHITECTURAL TECHNOLOGIST
R.I.A.I. (Arch Tech)

DKA
ARCHITECTURAL TECHNOLOGIST
TECHNOLOGY PRACTICE
DRAWING ROOM
55, GLENN ROAD
DUBLIN 15
TEL: 01 454 1052
MOB: 087 400 4282
E-MAIL: INFO@DKA.CO

CLIENT:
Name - Carmela O'Sullivan
Address - Venice of Ireland,
Monasterevin,
Co. Kildare

PROJECT:
The development will consist of permission for change of use of part of public house lounge area (including to guest accommodation and all associated site works at The Venice of Ireland (Kildare, NS14 CP18)

TITLE: DEVELOPMENT DRAWING		DATE: 31.05.24
STAGE: PLANNING PERMISSION	SCALE: AS SHOWN	SCALE: AS SHOWN
DRAWN BY: Dan Keane	REVISION: PP	DWG NO.: 24.164-PP-01

THIS DRAWING'S COPYRIGHT AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF DANIEL KEANE ARCHITECTS. ANY DISCREPANCY IS TO BE REFERRED TO DANIEL KEANE BEFORE PROCEEDING.