

Bregawn
Cashel

Where
Heritage
& Luxury
meet.

Introducing Bregawn,
where every comfort
is considered, where



heritage & luxury meet,
and where contemporary
design blends with
superb finishes.

JSF Construction is delighted to introduce Bregawn, a modern development of 3 and 4 bed family homes blending contemporary design with superb finishes.

Located beneath the spectacular Rock of Cashel in picturesque Co. Tipperary, Bregawn is surrounded by a natural landscape and steeped in ancient history. The tranquillity of the countryside and stunning vistas of the surrounding lands make Bregawn the perfect place to call home. Phase One of the project will deliver 40 homes to the private market.



With every comfort considered, Bregawn truly encompasses progressive modern living. Each home is highly insulated to achieve and maintain thermal comfort with a high level of air tightness in order to retain heat. With air to water energy efficient heating, all Bregawn homes are designed to a BER A2 rating. The heating system is zoned to allow you to manage your energy needs with ESB smart meters installed in each home. Category LD2 fire alarm systems are installed in each home.

The background image shows the Rock of Cashel in County Tipperary, Ireland. It features a large, circular stone tower with a conical roof on the right, and a long, low stone wall with several arched windows in the center. In the foreground, there is a grassy area with a few people walking, some holding umbrellas. A large, stylized leaf graphic is overlaid on the left side of the image.

Located beneath
the spectacular
Rock of Cashel
in picturesque
County Tipperary.

Bregawn is located in the heart of the Golden Vale and provides an easily accessible location between town and countryside in which to live, with views of the Rock of Cashel and the Galtee Mountains. Everything is within easy reach of Bregawn – Cashel town, a much loved residential town appealing to all ages, from young families to retirees, is a 5 minute walk away.

Its unique setting around the historic Rock of Cashel, with its coffee shops and scenic walks, has fostered a sense of belonging within all who live and work from this space. Friendly salutes and smiling faces are still the overriding hallmark of those living here. Cashel is a progressive town emerging as a weekend destination, in no small part due to the opening of the newly refurbished five-star Cashel Palace Hotel in the centre of the town – a destination hotel with enviable location, grounds, culinary offering, and spa.

There is so much to enjoy in this historic place, with choice retail offerings in the town centre boutiques and the Cashel town shopping centre, and many quality cafés, restaurants and bars. Educational facilities are second to none, with primary schools, secondary schools (including the prestigious Rockwell College) nearby, special needs units, private schooling and third level close by in Clonmel, Thurles and Limerick.

With every amenity at your fingertips, location is everything.



The choice of sports and recreation on offer in Cashel and surrounds is wide and varied, from Rugby, to GAA, Tennis, Pitch and Putt, Handball, Camogie, Soccer, Hockey, Pony trekking, Horse racing, Hotrod track, Scouts, Fishing, Gyms, Swimming, and many other types of sport available nearby.

Stunning scenery in Cashel and surrounds makes the perfect backdrop for walking, cycling and hiking. The more well known routes are the Kings Loop walk, St Declan's Way, the Greenway, Blueway, and the Galtee Mountains with their many forest walks and trails.

For commuters, Cashel is located approximately 1 hour's drive from each of Cork, Limerick and Kilkenny, and is 1.5 hour's drive from Dublin. Thurles town is 20 minutes by car, and its train station is on the main Dublin-Cork railway line, reaching Dublin's Heuston Station in as little as 1 hour and 15 minutes.



If you do not have access to a car, Cashel also has a daily bus service provided by the Local Link with stops on the route including Thurles, Urlingford, Johnstown, Abbeyleix and Portlaoise. A commuter bus service also runs 4 times a day to Limerick.

Four house types,
each with superb
finishes and every
comfort considered.

The development is fittingly named after the Cheltenham Gold Cup winning Bregawn, whose illustrious career started on the meadows of Cashel, where these luxury three and four bedroom homes are built. The Bregawn development continues his gold standard legacy, with exceptional fittings, beautifully landscaped green areas, excellence in energy rating and close proximity to national road infrastructure. Bregawn is a winning place to call home.

About Our Homes - The ground floor of these homes consists of a hallway, lounge, kitchen / dining, utility and WC. The kitchens are supplied and fitted where required by Savvy Kitchens. There is a fixed kitchen layout in all house types with an island unit, pantry unit and utility room fitted as a standard option (please enquire with sales agents for further details and cost on kitchens). The driveways are finished in brick paving with seeded lawns and secure boundary at the rear of each new home. Depending on house type, the first floor includes 3 or 4 bedrooms, 1 master en suite, a main bathroom and a hotpress.

Further details on each specific house type can be found in our accompanying specification sheets.

Our Features



Bregawn homes features include:

- Low maintenance, tasteful mix of brick and render exteriors.
- Car parking spaces for 2 cars in each driveway.
- Munster Joinery uPVC double glazed A rated windows.
- Composite front doors with secure five point locking system
- PVC fascia, gutters and downpipes.
- Primed 4 panel timber internal doors.
- Kitchens supplied and fitted on request by Savvy Kitchens (see www.savvykitchens.ie). Fixed kitchen layout in all house types with island unit, pantry unit and utility room fitted as standard. Optional extras and upgrades available on request. Please seek cost and design details from the estate agents.
- Provision for a charging point for an electric car.
- Generous light and power points and switches.
- TV connection in living and master bedroom.
- Smoke detection system.
- Thermostatically and zone controlled heat pump system.
- Seeded lawn with secure boundary to rear gardens.

Energy Efficiency

All homes are BER A2 rated and incorporate sustainable and renewable technology resulting in lower energy costs. All houses are constructed to provide a high level of air tightness in order to retain heat and include a heat pump system which is thermostatically and zone controlled to maximise your comfort. Each home is fitted with a smart 24hr ESB meter. Each home also has a charging point for an electric car.

Additional Features

Each house will be completed to a builder's finish – leaving the purchaser to install their own flooring, tiling, lighting fixtures and shower units. A timber staircase is fitted in each home, with internal doors, skirting boards and architraves fitted. Standard sanitary ware is installed (toilet and sink in each bathroom, bath in main bathroom upstairs). Shower trays are laid in the main bathroom and en suite. No shower units are provided – these are for purchasers to install. All bathroom walls and floors are provided untilled. All wiring is in place for pendant lighting – there is no recessed or spot lighting.



Low Maintenance

Bregawn Homes are low on maintenance with a tasteful mix of brick and render exteriors. All driveways are paved with brick, with back yard lawns planted. Some house types will have a small front lawn also. An outside tap is installed at the rear of all homes.

Guarantees

All our homes qualify for the Help to Buy scheme. As an extra guarantee, each house is covered by a 10 year Homebond. JSF Construction is supported by Property Bridges, who provided development finance for the Bregawn development and Stakelum Consultancy, who arranged the development finance.

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