



## Melody's Bar, Ballymacarbry, County Waterford

Village-centre licensed commercial/residential premises for sale

For sale by Online Auction (UPS)

**Guide Price €250,000**





**Sitting Room**  
**6.58m (21'7") x 3.73m (12'3")**  
with timber floor, cut stone walls, panelled ceiling

**Four stables & yard with side access**

**Cold Room**  
**2.36m (7'9") x 3.43m (11'3")**

**Two storey building incorporating a Hair Salon**  
approximately 300sq. ft per floor, rental income being generated

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Village pub with residential overhead
- Off-licence, grocery, investment property
- Prominent location

**For Sale by P F Quirke & Co Ltd Online**  
**Tuesday 26th April.**  
**Auction start time 11.30am.**  
**Register on [www.pfq.ie](http://www.pfq.ie)**

Brought to the market by P F Quirke & Co Ltd is a well-located licensed premises, set in Ballymacarbry on the main Clonmel/Dungarvan road. Incorporating a large well fitted bar, lounge and snug with covered smoking area, extensive storage, off licence and grocery and residential section. The property is in a great location, in a very busy tourist area with walking in the Nire Valley and Comeraghs, cycle routes, fishing. The bar and lounge are extensive, Beside this is the shop and off-licence, beside this again is a further property ideal for commercial or residential use. There is good residential accommodation over the entire and to the rear is a large enclosed yard with secure storage. While the entire needs some refurbishment, this is a very

good property with massive potential. For those looking for a residential licensed premises in a good location with many possibilities, this is an ideal property.

**Bar area**  
**9.14m (30'0") x 12.8m (42'0")**  
fully tiled floor, traditional bar, large screen tv, solid fuel stove, part cathedral ceiling, bench seating etc.,

**Lounge area**  
**9.5m (31'2") x 5.18m (17'0")**  
with bench seating and loose seating, solid fuel stove,

**Toilets Ladies & Gents**  
Smoking area

**Downstairs Lobby**  
**3.58m (11'9") x 3.56m (11'8")**

**Fully fitted Grocery/Off licence**  
**5.36m (17'7") x 6.88m (22'7")**  
with tile floor, counter, shelving etc.,

**Commercial Kitchen**  
**3.43m (11'3") x 5.33m (17'6")**  
fully tiled and fitted

**Store**  
**1.91m (6'3") x 4.88m (16'0")**

**Store**  
**4.88m (16'0") x 3.35m (11'0")**

**Bedroom**  
**3.84m (12'7") x 2.82m (9'3")**

**Shower Room & Toilet**  
**3.66m (12'0") x 2.13m (7'0")**  
with shower, wc, whb

**Kitchen**  
**2.69m (8'10") x 5.44m (17'10")**  
with laminate floor, fitted units at eye and floor level, plumbed for washing machine

**Bedroom**  
**4.65m (15'3") x 3.66m (12'0")**



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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.

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