

# For Sale/For Let

Asking Price: €400,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



Codds Pub, Kilrush,  
Enniscorthy, Co. Wexford,

[sherryfitz.ie](http://sherryfitz.ie)



Sherry Fitzgerald are proud to bring to the market, Cods of Kilrush, licensed premises, 1st floor apartment, stables and sand arena.

The premises are presented in turn-key condition and offers a warm, stylish, and welcoming atmosphere for both locals and visitors alike. Whether you're an experienced publican or a hospitality investor seeking a standout asset in a thriving community, this offering represents a rare and exciting opportunity.

The traditional front bar is full of character, ideal for a quiet drink while the modern bar and lounge to the rear of the building has a lively feel while maintaining the country pub environment.

The property has the added bonus of a potential shop unit to the front while on the first floor is a three bedroom apartment. Externally there is a large car park area with a sand arena and stables. The sand arena due to its road frontage also ay have some development potential.

Cods of Kilrush offers the opportunity for an investor/buyer to acquire an established landmark seven-day licensed premises with residential accommodation. A unique opportunity to acquire a landmark establishment in an ideal location!



## Accommodation

**Entrance Hall** 4.37m x 3.72m (14'4" x 12'2") at widest point:  
linoleum flooring

**Store** 4.37m x 4.05m (14'4" x 13'3") at widest point:  
tile flooring

**Bar** 4.37m x 4.30m (14'4" x 14'1") at widest point:  
concrete flooring, timberclad ceiling, timber paneling to walls,  
in built shelving and bar

**Lower Bar** 4.28m x 4.61m (14'1" x 15'1") at widest point:  
solid wood flooring, in built bar and seating

**Lounge** 4.88m x 8.50m (16' x 27'11") at widest point:  
in built seating, feature fireplace

**Ladies** 3.65m x 2.85m (12' x 9'4"):  
tile flooring and walls, 2 no. WC

**Gents** 3.40m x 2.55m (11'2" x 8'4"):  
tile flooring and walls, 1 no. WC

## FIRST FLOOR

**Landing** 4.37m x 3.72m (14'4" x 12'2") at widest point:  
solid wood flooring

**Bedroom 1** 4.37m x 4.05m (14'4" x 13'3"):  
solid wood flooring, timber clad ceiling

**Bedroom 2** 4.37m x 4.30m (14'4" x 14'1") at widest point:  
laminated wood flooring, in built wardrobes

**Ensuite** 1.29m x 1.72m (4'3" x 5'8"):

**Kitchen/Dining** 5.48m x 5.06m (18' x 16'7"):  
tile flooring and backsplash, fitted kitchen units, electric  
double oven, electric hob, dishwasher, integrated fridge  
freezer

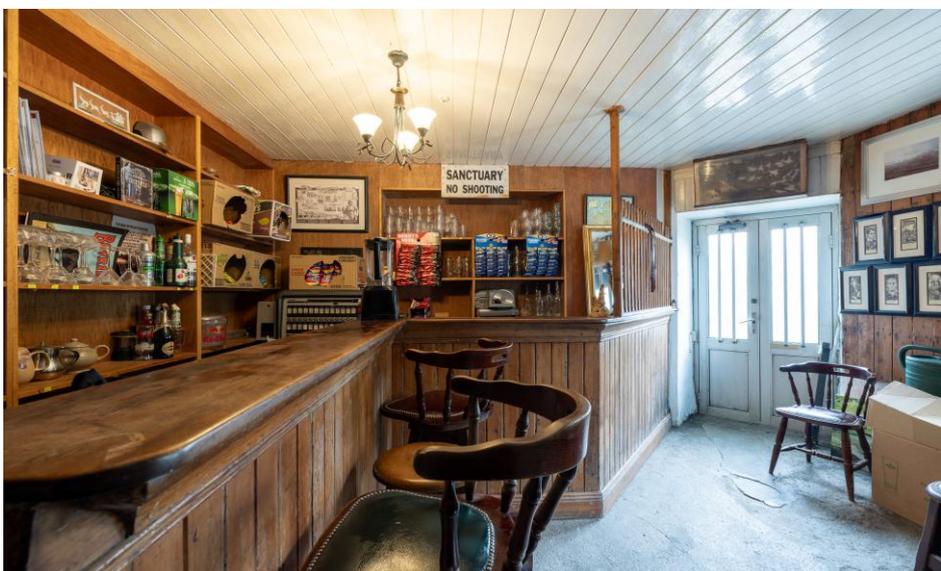
**Master Bedroom** 5.13m x 3.84m (16'10" x 12'7") at widest  
point: laminated wood flooring

**Bathroom** 2.72m x 2.40m (8'11" x 7'10"):  
tile flooring and walls, bath, WC, wash hand basin

**Sitting Room** 4.43m x 5.47m (14'6" x 17'11")m at widest  
point:  
laminated wood flooring, feature fireplace

**Office/Study** 2.25m x 5.90m (7'5" x 19'4"):  
laminated wood flooring

**Entrance Hall** 1.90m x 3.09m (6'3" x 10'2"):  
laminated wood flooring





### Special Features & Services

- Countryside pub only 10mins from Bunclody
- Commercial and residential property
- Includes stables and sand arena

**BER** To be confirmed



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

COPYRIGHT: [SHOWCASE IMAGES.IE](http://SHOWCASE IMAGES.IE)

## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

COPYRIGHT: [SHOWCASE IMAGES.IE](http://SHOWCASE IMAGES.IE)



**NEGOTIATOR**

Declan O'Leary  
Sherry FitzGerald O'Leary  
Kinsella  
11 Slaney Street, Enniscorthy, Co  
Wexford  
T: 053 92 37322  
E: sfol@wexproperty.ie

[sherryfitz.ie](http://www.sherryfitz.ie)

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001510