

FOR SALE BY PRIVATE TREATY



BER C3

## O`Regan`s Bar, Ballyheigue, County Kerry V92 V260

Fantastic opportunity to purchase a well known & well run pub in the centre of the picturesque and popular village of Ballyheigue, minutes from Ballyheigue`s wonderful sandy Beach & golf course. Ballyheigue is an area that has grown in popularity year on year.

**Advised Market Value €350,000**

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Fantastic opportunity to purchase a well known & well run pub in the centre of the picturesque and popular village of Ballyheigue, minutes from Ballyheigue`s wonderful sandy Beach & golf course. Ballyheigue is an area that has grown in popularity year on year and O`Regan`s Pub and Restaurant has really helped with that, as it can cater for all occasions. Fully licensed, it comes with 4 Bars, Dance Hall, Restaurant and 8 bedrooms all ensuite, which makes it a property for someone to come in and run a brilliant operation, as it has all the facilities ready to go.



Outside, there is a great parking area with store rooms, that could easily be transferred into a great beer garden, with plenty of opportunities to develop further over the Dance Hall which would have spectacular views.



Ballyheigue, situated just 15 minutes drive from Tralee, with all shops, schools, playground and brilliant scenery available, this is a serious opportunity.

**Entrance Hall 2.44m (8'0") x 2.57m (8'5")**

carpet, stairwell

+

2.8 x 1.65

**Restaurant 9.5m (31'2") x 5.5m (18'1")**

Carpet, Cocktail Bar (includes working bar, shelving, sink unit and laminated floor), Access to Kitchen, Cool Room and Bar Area



**Main Bar 9.37m (30'9") x 6.3m (20'8")**

Carpet, Seating, Bar (that was renovated recently) wood pellet burner

**Hall 1.48m (4'10") x 4.89m (16'1")**

**Snug Bar 3.56m (11'8") x 5.26m (17'3")**

Carpet, Bar Area, Access to restaurant



**Toilets**

**Ladies Toilets 2.6m (8'6") x 3.3m (10'10")**

wc x 2, sink unit, fully tiled

**Gents Toilets 2.3m (7'7") x 2.6m (8'6")**

wc x 3, fully tiled

**Dance Hall with Bar/O`Regan Lounge 13.9m (45'7") x 13m (42'8")**

Large Bar Area, timber floor, access to Ladies & Gents toilets, pellet stove



**Ladies Toilets 2.7m (8'10") x 2.15m (7'1")**

wc, whb, fully tiled

**Gents Toilets 2.18m (7'2") x 1.69m (5'7")**

Fully tiled, wc, whb



**Kitchen 4.7m (15'5") x 5.88m (19'3")**

Fitted eye and floor level units, sink unit, cooker, tiled floor

**Cool Room 4.4m (14'5") x 1.94m (6'4")**

**First Floor**

**Bedroom 1 3.02m (9'11") x 2.9m (9'6")**

Carpet including ensuite 2.15 x 1.05 wc, whb

**Bedroom 2 2.96m (9'9") x 3.6m (11'10")**

Carpet, wardrobe, including ensuite wc, whb, shower, fully tiled

**Bedroom 3 3.17m (10'5") x 4.15m (13'7")**

Carpet, including ensuite shower, wc, whb

**Bedroom 4 3.4m (11'2") x 3.17m (10'5")**

3.4m (11'2") x 3.17m (10'5")

**Bedroom 5 3.5m (11'6") x 2.5m (8'2")**

Carpet ensuite 0.6 x 2 wc, shower, whb

**Bedroom 6 3.05m (10'0") x 2.4m (7'10")**

wardrobe ensuite 1.4 x 1.28 shower, wc, whb, fully tiled

**Bedroom 7 3.09m (10'2") x 3.85m (12'8")**

Carpet ensuite 1.37 x 1.28 wc, whb, shower

**Bedroom 8 4.16m (13'8") x 3m (9'10")**

Carpet, ensuite wc, whb, shower

**Sittingroom 3.82m (12'6") x 2.95m (9'8")**

Carpet

**Office 3.4m (11'2") x 3.3m (10'10")**

Carpet

**Outside**

Rear parking area and storage rooms, right of way access to Ballyheigue Beach.

**Features**

- CCTV Security
- New Alarm System
- Gas Heating

**Directions**

V92 V260

