

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



23 Denny Street Tralee County Kerry V92YW96 Tel: 00353 66 7121073
Email: info@whgiles.ie | PSRA Licence no: 001499
www.dngwhgiles.ie
www.dng.ie/estate-agent/kerry/tralee/dng-wh-giles
www.daft.ie/kerry/estate-agents/tralee/whgiles/
Company Reg No: 124045 | Vat No: 4711885T



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

