

For Sale

Asking Price: €275,000

**Sherry
FitzGerald**
O'Leary Kinsella



Kehoes Pub, Shannon Quay,
Enniscorthy, Co. Wexford,
Y21 EY67

BER C3

sherryfitz.ie



Kehoe's Bar is a well-established licensed premises located in the heart of Enniscorthy, offering an excellent opportunity for those seeking a thriving hospitality business with on-site residential accommodation. The property comprises a traditional bar and lounge, renowned locally for its warm atmosphere and steady footfall.

The ground floor features a well-laid-out bar area with ample seating, a comfortable lounge, and supporting service areas. The premises retain classic character while providing scope for modernisation or reconfiguration to suit a new operator's vision.

On the first floor, the property includes a spacious three-bedroom apartment, ideal for owner accommodation, staff use, or rental income. The apartment benefits from its own access and offers generous living space, adding significant versatility to the overall property.

With its central location, established reputation, and mixed-use potential, Kehoe's Bar represents a strong investment or lifestyle opportunity in one of Enniscorthy's well-known trading areas.



Accommodation

Entrance Hall 1.91m x 2.96m (6'3" x 9'9") at widest point:
tile flooring

Bar 5.08m x 5.45m (16'8" x 17'11") at widest point:
tile flooring

Lounge 13.02m x 5.83m (42'9" x 19'2") at widest point:
solid wood flooring

Ladie's W.C. 3.51m x 2.47m (11'6" x 8'1"):
tile flooring and walls

Men's W.C. 2.54m x 2.68m (8'4" x 8'10"):
tile flooring and walls

FIRST FLOOR

Kitchen/Dining/Living 6.08m x 6.89m (19'11" x 22'7"):
solid wood flooring, fitted kitchen units, electric oven, electric
hob

Office/Study 1.48m x 3.08m (4'10" x 10'1"):
solid wood flooring

SECOND FLOOR 4.27m x 1.43m (14' x 4'8"):
solid wood flooring

Bedroom 1 2.45m x 2.72m (8' x 8'11") at widest point:
carpet flooring

Bathroom 1.36m x 3.19m (4'6" x 10'6"):
tile flooring and walls, shower, WC, wash hand basin

Bedroom 2 3.06m x 3.27m (10' x 10'9") at widest point:
carpet flooring

Master Bedroom 3 3.49m x 3.61m (11'5" x 11'10") at widest
point:
carpet flooring

Ensuite 2.10m x 1.14m (6'11" x 3'9"):
tile walls and shower, WC, wash hand basin





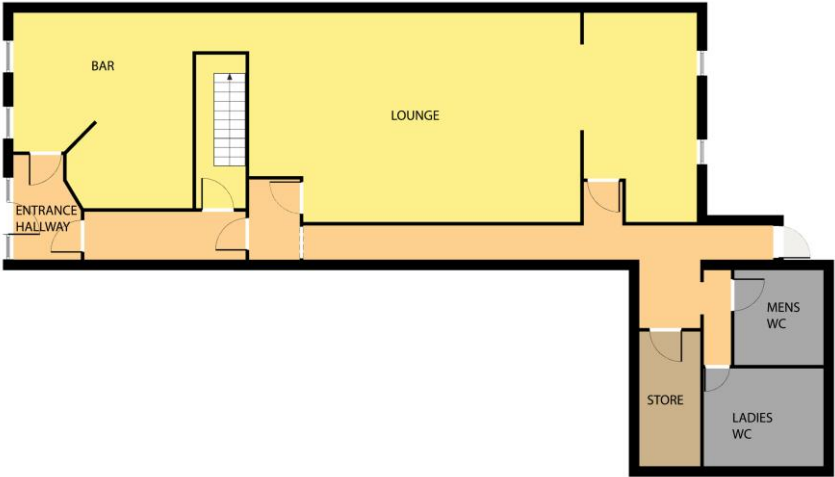
Special Features & Services

- Well established licensed premises.
- First Floor accommodation.
- Parking along the road.

BER BER C3, BER No. 800787624



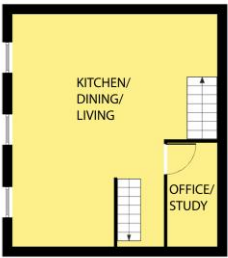
GROUND FLOOR



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.

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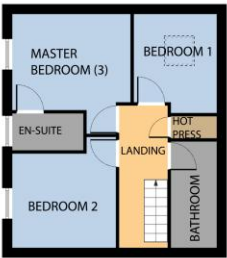
FIRST FLOOR



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SECOND FLOOR



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