

For Sale

Asking Price: €375,000

Sherry
FitzGerald
McDermott



(Residential Licensed Premises)

The Hill, Pennyhill, Hacketstown, Co. Carlow

BER D2

sherryfitz.ie



On entry into Hacketstown, this landmark residential public house occupies a prime corner site with vehicular side access into a beer garden yard and the premises proper.

In turnkey condition throughout, the property presents an opportunity for owner occupier use with the benefit of it being a long established reputable public house. All fixtures fittings and effects are well maintained and included. It must be viewed to be appreciated.

Directions

From Tullow, 'The Hill' is first premises on left on entry into Hacketstown.

BER BER D2, BER No. 800573669

Special Features & Services

- In turnkey condition.
- Includes all fittings.
- Located on a main road.
- Vehicular access.

Accommodation

Entrance Hall 5.312 (17'5")m x 4.348 (14'3")m & 1.130 (3'8")m x 2.218 (7'3")m: Carpeted. Stairwell off. Storage press.



Accommodation

Living Room 5.476m x 4.253m (18' x 13'11"): Marble fireplace. Carpeted. Centre light. Blind and curtain.

Dining Room, 5.430m x 4.309m (17'10" x 14'2"): Carpeted. Curtains and pole. Centre light fitting.

Kitchen Dining Room 4.511m x 3.489m (14'10" x 11'5"): Fitted floor and wall units. Marley flooring. Tiled splashback. Centre lights.

Utility Room 3.173m x 3.178m (10'5" x 10'5"): Commercial sink unit. Door to garage adjacent. Door to rear yard.

Garage 6.080m x 3.337m (19'11" x 10'11"):

Shower/Guest W.C. 2.310m x 1.563m (7'7" x 5'2"): Toilet. Sink. Cubicle shower. Tiled floor.

Landing 11.849m x 1.029m (38'10" x 3'5"): Carpeted. Walk in airing press off.

Bathroom 2.498m x 3.507m (8'2" x 11'6"): Toilet. sink. Bath. Curtain. Attic access.

Bedroom 1 3.208m x 2.562m (10'6" x 8'5"): Carpeted. Built in wardrobe.

Bedroom 2 3.169m x 3.919m (10'5" x 12'10"): Carpeted. Built in wardrobe. Curtain and pole.

Bedroom 3 3.148m x 4.267m (10'4" x 14'): Carpeted. Built in wardrobe. Curtains.

Bedroom 4 4.281m x 4.105m (14'1" x 13'6"): Carpeted. Double built in wardrobes. Curtains.

PUBLIC HOUSE

Lounge 11.010m x 8.503m (36'1" x 27'11"): Carpeted with centre dance floor. Fully fitted joinery counter and backdrop wall. Wall seating. Centre and bracket lights. Side door access.

Ladies W.C. 2.861m x 3.079m (9'5" x 10'1"): Fully fitted. Tiled floor.

Gents W.C. 2.871m x 2.956m (9'5" x 9'8"): Fully fitted. Tiled floor.

Snug Bar 12.764m x 4.201m (41'11" x 13'9"): Centre counter and backdrop. Wall seating. Folding doors to lounge. Part tiled/part carpeted.

Gents W.C. 4.850mx 1.692m (15'11"x 5'7"): Tiled floor.

Basement 8.601m x 4.79m (28'3" x 15'9"): Access from lounge and from outside.

Store Room 2.561m x 3.426m (8'5" x 11'3"):





NEGOTIATOR
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