

Former Sisters of Mercy Convent

Convent Hill, Killaloe, Co. Clare. Eircode: V94YO4N



Outstanding period property located in this hugely popular lakeside town.
For Sale by Public Auction on Thursday 4th April @ 3pm at The Lakeside Hotel,
Killaloe, Co. Clare. *(unless previously sold)*

Joint Agents:

HARRY BRANN



LOCATION

This property is located in the hub of Killaloe immediately adjacent to Supervalu & Convent Hill Shopping Centre.

Killaloe is a picturesque and well-known lakeside tourist destination located at the tip of magical Lough Derg on the banks of the River Shannon.

Once the home of Brian Boru, King of Ireland, the town is well endowed with all local amenities including restaurants, galleries, shops, boutiques, schools, sporting amenities, historical sites, hotels and B&B's and self-catering accommodation. There are numerous Marinas for the boating and fishing enthusiasts. The local urban population is established at 3,500.

Limerick City: 25 kilometres. Shannon Airport: 55 kilometres.
Nenagh: 25 kilometres. Dublin: 190 kilometres.

Co-ordinates: 570231 - 672860



DESCRIPTION

Prominent land mark property located in the hub of Killaloe, located immediately adjacent to all amenities. Constructed in 1857 as "The Bishops Palace" this period property has extensive living and bedroom accommodation and could be adapted for numerous commercial or residential uses.

Many of the original features are retained including high ceilings, wainscoting, carved architraves, detailed cornice work, ceiling roses and original window shutters.

Good parking in the forecourt area. Inspection of this extensive and most desirable property is highly recommended.



ACCOMMODATION

Entrance Hall	6.00m x 3.61m	Carpeted. Sweeping staircase to first floor. Understairs storage.
Lounge	6.88m x 6.02m	Carpeted. Marble open fireplace. Picture rail. Coving & ceiling rose detail.
Oratory	8.20m x 6.04m	Carpeted. Marble open fireplace. Coving. Wall & ceiling cornicing.
Sacristy	4.56m x 4.23m	Carpeted. Shower room with electric shower, wc & whb.
Corridor	17.65m x 1.50m 4.60m x 1.74m	Carpeted. Picture rail. Telephone kiosk. Side door access.
Side Hall	4.61m x 3.05m	Vinyl tiled floor. Carpeted stairs to first floor with chair lift. Understairs storage.
Side Entrance Porch	2.73m x 1.56m	Terracotta tiled floor.
WC	Included above	Terracotta tiled floor. Wc & whb.
Kitchen	6.45m x 4.96m	Terracotta tiled floor. Oil fired Aga cooker. Fully fitted units to include plumbing for cooker, dishwasher & washing machine. Breakfast counter. Picture rail.
Dining Room	5.02m x 4.10m	Timber floor. Picture rail. Crockery storage.
Living Room	6.78m x 4.83m	Carpeted. Open fireplace with built-in display / storage cabinets.
Rear Hall	6.78m x 4.35m	Vinyl floor. Side door access.
Office 1	Included above	Carpeted. Built-in storage.
WC	Included above	Vinyl floor. Wc & whb.
Store Room	Included above	Vinyl floor & wall shelving.
Office 2	Included above	Carpeted.

First Floor

Landing	4.90m x 3.59m 20.34m x 1.19m 5.03m x 1.01m	Carpeted. Coat closet. Coving.
Shower Room	Included above	Carpeted. Shower off mains, wc & whb.
Bedroom 1	4.72m x 3.35m	Carpeted. Whb.
En-suite	Included above	Vinyl floor. Electric shower & wc. Extractor fan.
Bedroom 2	4.70m x 3.98m	Carpeted. Marble open fireplace.
Bedroom 3	4.87m x 3.46m	Carpeted. Whb. Dress room.
Bedroom 4	4.08m x 2.33m	Carpeted. Whb.
Bedroom 5	4.06m x 1.95m	Carpeted. Whb.
Bedroom 6	4.22m x 3.38m	Carpeted. Whb. Open fireplace.
Landing 2	4.56m x 3.03m 7.56m x 1.18m 2.00m x 3.68m 8.26m x 0.98m	Carpeted. Fire escape stair to the rear.
Bedroom 7	3.73m x 2.00m	Carpeted. Whb. Picture rail.
Bedroom 8	3.71m x 2.00m	Carpeted. Built-in wardrobe. Picture rail.
Bedroom 9	3.70m x 2.43m	Carpeted. Whb & built-in wardrobe.
Shower Room 1	2.89m x 1.79m	Vinyl floor. Shower off mains & whb.
Shower Room 2	2.90m x 1.82m	Vinyl floor. Shower off mains & whb.
WC x 2	2.03m x 2.00m	Vinyl floor. Wc.
Bedroom 10	3.06m x 2.70m	Carpeted. Whb & built-in wardrobe.
Bedroom 11	3.07m x 2.70m	Carpeted. Whb & built-in wardrobe.
Bedroom 12	2.91m x 2.70m	Carpeted. Whb & built-in wardrobe.
Bedroom 13	2.91m x 2.64m	Carpeted. Whb & built-in wardrobe.
Bedroom 14	3.06m x 2.63m	Carpeted. Whb & built-in wardrobe.
Walk-in Hotpress	3.50m x 2.61m	Fully shelved. Vinyl floor.



FEATURES

- Oil fired central heating system (modern boiler).
- Original single glazed sash windows in original building, PVC double glazing in rear extension.
- A Protected/Listed Property (BER exempt).
- Wrought iron entrance gates, tarmac driveway, car parking and mature hedging and trees.
- Circa 0.5 st acre site overall.

VIEWING

Strictly by appointment with Joint Agents:

John Phelan, Harry Brann Auctioneers.
Tel: 061-376380

Tom Crosse, GVM Auctioneers.
Tel: 061-413522

Solicitors: John Halpin, Kerin, Hickman & O'Donnell, 2 Bindon Street, Ennis,
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