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Well known Licensed Landmark & Restaurant for sale on c. 3 acres, together with adjacent field on c. 10 acres, offering excellent potential for redevelopment. For Sale by Private Treaty, in one or more Lots.

'THE BALLYCARNEY INN',
BALLYCARNEY, BUNCLODY, CO. WEXFORD.



These extensive premises occupy a prominent and strategic trading position on the busy Enniscorthy-Bunclody Road, close to the historic town of Ferns, in the heart of a prosperous farming district and a popular tourist district on this route to Kilkenny. There is a thriving family business conducted by the Murphy Family who acquired the property on 1969. Certified turnover figures available. The property has considerable potential for the development of a fast-food outlet, Motel and Caravan Park, subject to the necessary planning permissions etc.

Accommodation, Licensed Premises/Restaurant:

Ground Floor;	M2	Sq.Ft.
Traditional style Public Bar;	42.00	452
Gents Toilet off. Separate w.c. w.b.		
Rustic style Lounge Bar;	54.37	585
Restaurant; 80 Coverts.		
Staffroom, with w.c. w.b. Shower.		
Store;	11.05	119
Kitchen;	36.63	394
Store;	11.05	119
Stillroom/prep area;	14.28	154
Beer Coldroom;	5.56	60
Food Coldroom;	5.53	59
Wash-up/prep area with Coldroom;	2.68	29
Upper Floor Residential Accommodation:		
Hair Salon;	26.59	286
Back Room;	10.47	113
L-shaped Kitchen Breakfastroom;	33.26	358
(With fireplace)		
Bedroom with dressing area, w.b.;	18.45	199
Bedroom;	9.72	105
Bedroom;	10.69	115
Bathroom; Bath, shower, pedestal w.b.		
Attic storage space;	68.80	741
Outside:		
Vegetable Prep house;	15.72	169
Large Carpark, forecourt, Smoking Patio, Fuel Shed, Pumphouse and adjoining Field,		

The Bungalow:	M2.	Sq.Ft.
Entrance Porch;	10.22	110
Kitchen, with sloped timber ceiling;	17.38	187
Dining Room, with timber ceiling;	13.96	150
Livingroom;	13.97	150
Drawingroom; with timber ceiling,		
Fireplace;	29.60	319
Bedroom;	11.78	127
Bedroom;	12.20	131
En-Suite Master Bedroom;	20.48	220
Bedroom;	14.86	160
Bathroom; with bath, shower, w.c. w.b.		
Outside:		
Conservatory;	13.67	147
Garage:	60.59	652
Store with boiler installed:	45.03	186
TITLE: Freehold.		
SERVICES:		
INVENTORY:		
SOLICITORS:		
VIEWING:		
BER Status:		