

Historic, Residential Licensed Premises of Character, on c. 2 Acres. For Sale.

**‘MARY WILLIE’S’,
GRAIGUEPAUDEEN, URLINGFORD, THURLES, CO. TIPP. E41 PO28.**



Recently refurbished to a high standard, these attractive residential premises, with private carpark and three separate paddocks, are located off the M8 on the old Dublin/Cork Road, almost equidistant from both Cities, and each just over an hour away. The property is approximately 30 minutes from Kilkenny, 5 minutes from Urlingford and 10 minutes from Horse and Jockey and 15 minutes from Cashel.

These historic Premises, are well appointed, with Public Bar, Lounge Bar and Catering Kitchen on the ground floor, living room and four generously sized bedrooms, on the upper floor. ‘Mary Willie’s’ is a popular meeting place for GAA and Rugby enthusiasts, being convenient to Semple Stadium and the M8 Motorway. Its long history includes a meeting between Eamon DeValera & Michael Collins during the turbulent Civil War, three weeks before Michael Collins was shot.

Registered in Ireland No. 125593 PSRA Licence No: 003582 VAT No. 4817727P
John P. Young. FSCSI. FRICS. MCI Arb.

'Mary Willies', currently trading at weekends, extends to just over 2 acres comprising a private carpark and range of stores alongside the pub itself and includes three separate Paddocks offering considerable potential for redevelopment for restaurant, hotel, or other commercial purposes. This area benefits from high-speed broadband, providing excellent scope for remote working and ideally suited for state- of- the- art business communications.

BER rating: B2.

<u>ACCOMMODATION SCHEDULE:</u>	m2	sq.ft.
Total Area: (excluding out buildings)	329	3,541
GROUND FLOOR:		
Public Bar;	66.40	715
Ladies and Gents Toilets.		
Kitchen;	23.88	257
Kegroom/Utility area;	13.84	149
Lounge Bar;	68.50	738
(Side Lobby from car park 2.517m x 2.481m)		
Ladies and Gents Toilets.		



View of Public Bar with feature fireplace.

ACCOMMODATION Continued:

UPPER FLOOR

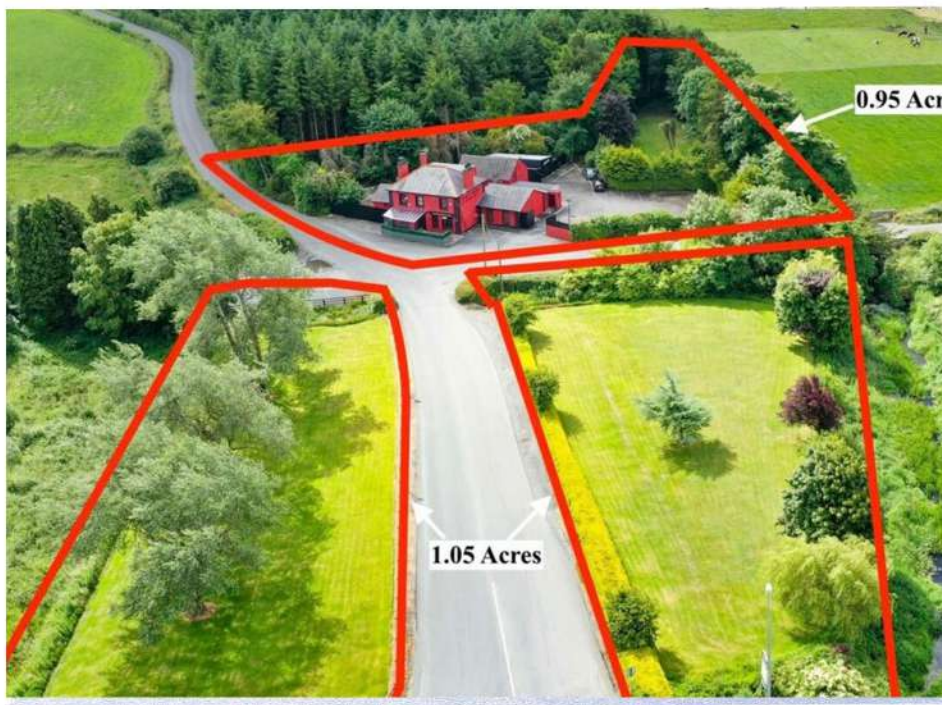
Landing space; 1.809m x 4.322m

Living Room;	29.60	319
Patio leading to flat roof area.		
Front Bedroom;	18.13	195
Front Bedroom;	9.55	103
Back Bedroom;	10.20	110
Back Bedroom;	9.54	103
Bathroom;	4.19	45

OUTSIDE

Private Carpark Smoking Patio/Beer garden to front of premises.

Three separate Paddocks, two of which are situated between the pub and the main road.



Aerial view of the premises with adjoining carpark & paddocks

Viewing: Strictly by prior appointment with the selling agent;

**JOHN P. YOUNGE. FRICS. FSCSI. M. 0872-775771. T. 01-6618428
E. jpyoungefrics@gmail.com. Web-site: www.jpyoungie.ie**



View of Public Bar Counter area.



View of Lounge Bar counter area