

John P. Younge FRICS. FSCSI.,
Auctioneer & Valuation Surveyor.
35, Lower Pembroke Street, Dublin 2, Ireland

Tel: +353 01 661 8428

Web: www.jpyounge.ie

Fax: + 353 01 676 5719

E-mail: jpyoung@eircom.net

**RENOWNED, FAMILY RUN LICENSED PREMISES OF CHARACTER,
With 3 x 1-Bed Apartments and large Paddock to side and rear, freehold.**

**‘PADDY MURPHY’S’,
BALLYMORE EUSTACE, CO. KILDARE, on c. 1.75 acres.**

FOR SALE BY PRIVATE TREATY.

BER:



These extensive premises, trading within the Murphy Family since 1957 enjoy an invaluable reputation as a thriving, well run traditional style Licensed House. The Premises conducts a very strong trade in attractive, traditional surroundings. The extensive business accommodation is in excellent decorative order having recently been refurbished and remodelled, comprising Lounge Bar with feature Library Section, Public bar and small Off-Licence Department with independent access.

The property looks on to the Square of this picturesque town which has on occasion, featured as a Film Set. The town has recently benefitted from some tasteful and well planned developments. Ballymore Eustace stands on the River Liffey, north of the Blessington Lakes and Poulaphuca Reservoir, c. 6km from Hollywood, 11 km from Dunlavin, 10 km from Kilcullen, and approximately one hours' drive from Dublin City. On c. 1.75 acres, the property offers considerable re-development potential, including the provision of Guest Accommodation and the establishment of a quality food business. Substantial certified turnover figures available on request.

ACCOMMODATION:

sq.ft.

m2

**Main Lounge, with feature Library/Snug area; 936****86.98****View of Library area at the end of the Main Lounge.**

Separate side Entrance Porch from carpark;	149	13.80
Small Off-Licence department;	85	7.90
Catering Kitchen;	125	11.58
Ladies and Gents Toilets		
Stores and Coldroom.		

Accommodation, Continued:

sq.ft.

m2

Traditional style Public Bar;

655

60.80



View 1 of Public Bar.



View 2 of Public Bar.

Outside:



View of Beer Garden & Smoking Patio.



View of Car Park and vehicular entrance from the main Street.

Title: Freehold. Services: Mains Public Services including Gas supply.

Viewing: Strictly by prior appointment with the selling agent.

Inventory: Inventory of furniture and effects included in the sale available on request,

JOHN P. YOUNGE. FRICS. FSCSI. M: 0872-775771

01-6618428. E. jpyoungefrics@gmail.com. www.jpyounge.ie