



Main Street, Ballingarry, Co. Limerick,
V94 C6W4



Guide Price €150,000



Situated in a high-profile location with frontage onto two streets in the ever-popular village of Ballingarry, this residential and former licensed premises presents an excellent opportunity for a variety of potential uses.



The property is in reasonably good decorative order throughout, both internally and externally. The ground floor accommodation comprises a spacious bar area, a large lounge/function room, a fully equipped stainless-steel kitchen, storeroom, and ladies` and gents` toilet facilities.

The residential accommodation is located on the first floor and includes three bedrooms and a shower room, providing comfortable living space.

To the rear, the property benefits from a generous beer garden with ample seating areas, ideal for outdoor entertaining. Additional outbuildings include a storage shed and ancillary office/storage accommodation.

Outside:

This property stands on a large C. 0.25 St. Acre site which may have future development potential. Out buildings include; storage shed & ancillary out offices.

A particular feature of this property is its substantial corner site. Prospective purchasers should note the potential for future development, subject to the necessary planning permissions.

This is a rare opportunity to acquire a versatile property with commercial, residential, and development potential in a sought-after village location.

For further information or to arrange an inspection, contact Richard Ryan Auctioneers on 087 806 7772.

Rooms:

Bar Area

With tiled floor and open fireplace.

19'9" (6.02m) x 25'6" (7.77m)

Lounge/Function Room

With feature open fireplace.

30'6" (9.3m) x 27'6" (8.38m)

Kitchen

Fully equipped stainless steel kitchen.

26'3" (8m) x 11'8" (3.56m)





Gents Toilet

14'2" (4.32m) x 4'6" (1.37m)

Ladies Toilet

14'2" (4.32m) x 4'8" (1.42m)

Shower-room

With double shower tray with electric shower, wash hand basin and toilet.

11'9" (3.58m) x 7'3" (2.21m)



Bedroom No 1

10'6" (3.2m) x 7'2" (2.18m)

Bedroom No 2

12'0" (3.66m) x 10'0" (3.05m)



Bedroom No 3

With wash hand basin

12'3" (3.73m) x 9'3" (2.82m)

Features:

- Oil fired central heating.
- Mains Water & Sewerage.
- Large rear beer garden with vehicular access.
- G Ber Rating.





Property Directions:

Situated on Main Street Ballingarry. Co-ordinates; 52.472922, -8.862399
Or simply use Eircode: V94 C6W4

Agent Information:



Richard Ryan

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Disclaimer

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