

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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R488

No.5544



Clonanav Guest House, Ballymacarbry, Clonmel, E91 W7C1

- Ready-to-Go, fully furnished
- 14 Commercial Bedrooms (all en-suite)
- Close to Clonmel, Ballymacarbry, Dungarvan etc.
- Located in the scenic Nire Valley
- Well established hospitality property.

Guide Price €750,000



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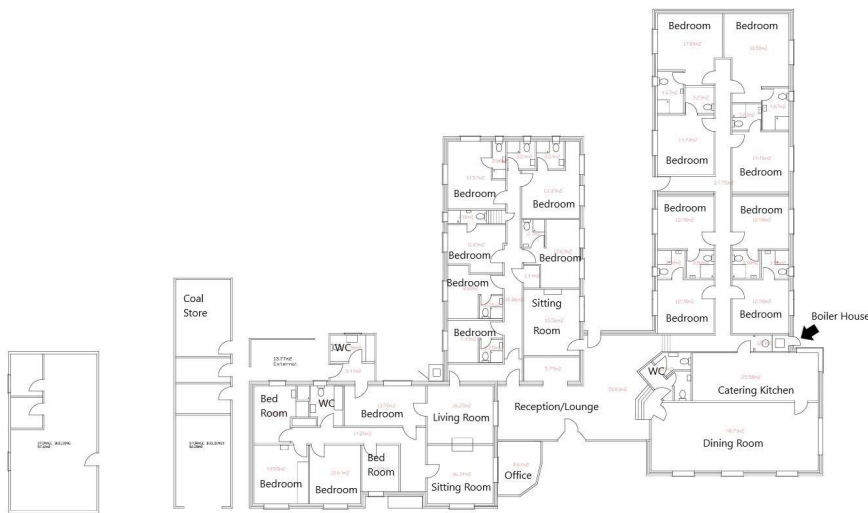
Brought to the market by PF Quirke & Co is an impressive 18-bedroom guesthouse represents a rare opportunity to acquire a fully operational tourism business in one of Ireland's most picturesque countryside locations, which is fully fitted including all furniture, delph, cutlery etc!

Set amidst the breathtaking backdrop of the Comeragh Mountains, Clonanav enjoys a prime position within a renowned walking, cycling, fishing and outdoor recreation destination, attracting visitors throughout the year. Clonanav Guest House has a long history of providing accommodation for the large number of tourists that come to The Nire Valley, a stones throw away from the award winning Ballymacarbry Village. It has an excellent record, having been visited multiple times over the years.

Accommodation includes 14 commercial bedrooms, all en-suite, offices, reception rooms, dining room, games room and commercial kitchen to run the business side of things as well as an owners residence which accommodates a further 4 bedrooms, 2 reception rooms, kitchen and utility. The commercial and private side have individual and separate heating. The property is presented as a turnkey hospitality investment, allowing a new owner to commence operations with minimal additional expenditure. The entire is on a large, mature site with extensive road frontage in a prominent location close to Ballymacarbry.

The site contains garages, stores, workshops and a tennis and basketball court. This is a fantastic premises, ready to trade in an area renowned for hill-walking, fishing, cycling and country tourism. We recommend early inspection.

With Ireland's tourism sector continuing to perform strongly and quality accommodation in the South East remaining in high demand, Clonanav offers significant potential for further growth and development. The property's scale, established reputation and enviable location make it suitable for a range of hospitality uses including guesthouse, boutique hotel, activity centre accommodation or exclusive retreat venue.



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