Colliers

FOR SALE BY PRIVATE TREATY

The Round Tower Hotel, Ardmore, Co Waterford, P36 PD61.



- Unique opportunity to acquire a 10 Bedroom family run hotel.
- Located in Ardmore, Co Waterford
- Property includes a three-bedroom duplex apartment and a traditional Irish Pub
- Potential for future expansion (SPP)



THE ROUND TOWER HOTEL

The Opportunity

Colliers are delighted to present the Round Tower Hotel to the market, offering an opportunity to acquire a long-established family-run hotel in the picturesque coastal village of Ardmore, County Waterford. The property is offered for sale as a going concern, allowing an incoming purchaser to benefit from an established trading operation with a strong presence in the local market.

Occupying a detached two-storey former Irish college building, the hotel comprises 10 en-suite guest bedrooms, a traditional Irish bar, commercial kitchen and dining facilities, together with a three-bedroom duplex apartment providing owner, staff, or guest accommodation.

Set on a site of approximately 0.9 acres, the property benefits from ample on-site parking. The hotel has traded successfully for over 30 years and is a Fáilte Ireland-approved accommodation provider.

The combination of guest accommodation, a licensed bar, and residential accommodation provides a diversified income stream and operational flexibility, making it an attractive opportunity in one of Ireland's most popular coastal destinations.

ACCOMMODATION

Room Types	No of Rooms
Single Room	1
Double Room	6
Twin Room	1
Family Room	2



Location

The Round Tower Hotel is located in the centre of Ardmore a picturesque seaside village situated along the coast of County Waterford. Ardmore is a popular tourist destination, situated approximately 230 km south of Dublin and conveniently positioned between Dungarvan and Youghal, as well as the cities of Cork and Waterford, along Ireland's southern coastline.

Renowned for its scenic coastline, sandy beaches and rich historical heritage, Ardmore is a popular tourist destination with an abundance of attractions including the village's mile-long Main Beach and spectacular Cliff Walk which attracts visitors from around the world seeking coastal scenery, outdoor recreation and relaxation.

The region benefits from a strong tourism offering supported by significant investment in visitor attractions, outdoor recreation and a calendar of established events including the Waterford Festival of Food in Dungarvan and the Blackwater Valley Opera Festival in nearby Lismore. The area is also home to St. Declan's Way, a renowned 115km pilgrim trail linking Cashel to Ardmore, attracting walkers and cultural tourists throughout the year

Ardmore is also supported by its historic Round Tower, medieval cathedral and association with St. Declan, adding significant cultural appeal to the area. The village hosts a range of local amenities, restaurants, pubs and accommodation providers, Ardmore offers an attractive blend of traditional Irish village character, coastal tourism and heritage. The village's appeal has been further recognised through its selection as the overall winner of The Irish Times Ireland's Greenest Place Award.









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Title

The property is held under Freehold title.

Viewing

Strictly by appointment with sole agents Colliers.

BER

BER C D

Solicitor

Diarmaid Falvey Solicitors
Church Street,
Cloyne,
Co. Cork.



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