



**Powers,
Main Street,
Clarecastle,
Ennis,
Co. Clare.
V95 EHY3**

BER D2

BER F



DESCRIPTION

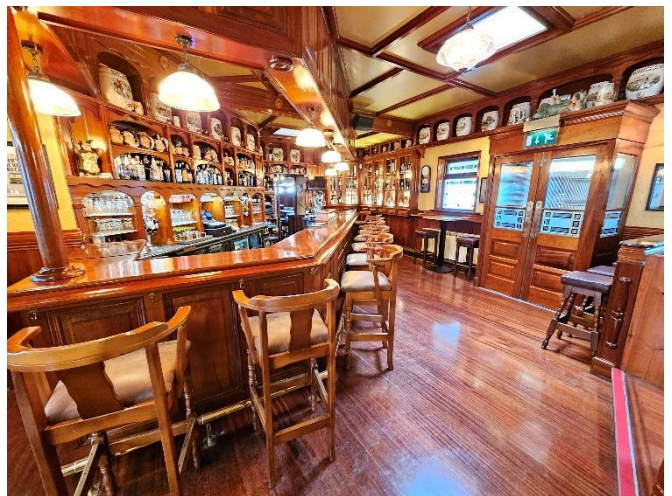
Patrick Power's is a multi award winning pub, located on the main street of the village of Clarecastle. The property is positioned on the R458 road connecting Ennis with the M18 Galway Limerick motorway.

Clarecastle is a bustling village on the outskirts of Ennis town with a population of just under 3,000 people in the Clarecastle area alone.

Patrick Power's is a very well-established licenced premises and has been maintained to a high standard throughout with no expense spared. The property enjoys a traditional public bar to the front of the property complemented by a sizable rear lounge leading to an enclosed landscaped rear beer garden.

Residential quarters are located to first floor level comprising a 4-bedroom residence which enjoys private independent access off Main Street.

In summary, Patrick Powers of Clarecastle represents a unique and exceptional opportunity to acquire a traditional, residential, licensed premises in the west of Ireland, immaculately presented throughout in turn-key condition ideally suited to addition to an existing portfolio, or for those seeking to relocate to the west to acquire an existing thriving business and private residence.



ACCOMMODATION

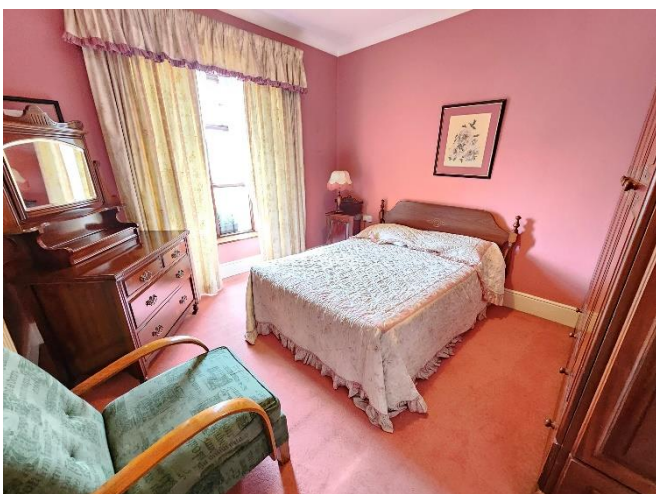
Ground Floor 284 Sq. Mts.

- Public Bar
- Hall leading to Lounge
- Rear Lounge
- Meeting Room
- Kitchen Joining Corridor
- Gents WC
- Ladies WC
- Rear Stores
- Private Residence Entrance Hallway
- Private Residence Livingroom
- Private Residence Kitchen/Dining
- Utility



First Floor Former Residence 92 Sq. Mts.

- 4 Bedrooms
- 1 Store Room
- 2 Family Bathrooms





OUTSIDE

- Sheltered Outdoor Area
- Landscaped Rear Beer Garden
- Enclosed Lawned Garden
- Ample Public Parking Surrounding Premises

KEY FEATURES

- Eircode V95EHY3
- Total Floor Space 376 Sq. Mt
- Built 1872
- Mains Water, Mains Sewage
- Bar Licence - 7 Day Public Licence
- BER Rating Commercial Area D2
- Residential Area BER Rating F
- Walking Distance to Clarecastle Amenities



BER DETAILS

Commercial – BER Rating D2, BER Number 800910465
Energy Performance Indicator: 940.11 kWh/m²/yr
Residential – BER Rating F, BER Number 116387929
Energy Rating 427.01 kWh/m²/yr

FURTHER INFORMATION/VIEWING

By appointment with the joint selling agents DNG & Lisney.
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