

# Roosky, Doocastle, Ballymote, Co. Mayo. F56 N288, Doocastle, mayo

["For Sale"] | €169,000 **BER D2**  **0 Bedroom**

- ✓ Turnkey property.
  - ✓ Valid seven day on licence
  - Being sold fully furnished
  - Mains water supply.
  - ✓ Septic tank on site.
  - ✓ O
- bar equipment.

## Property Description

Locally known as Benson's this prominent 210 sq m detached Public House with first floor living accommodation sits on a generous circa 2.1 acre site and is a stalwart of the Doocastle community. With a loyal customer base this well known premises has a valid seven day on licence and an incorporated shop unit which is closed but could quickly be reestablished. The ground floor accommodations the business unit and contains a spacious bar together with separate lounge area, a meeting room, ladies and gents toilets, keg/cool room, kitchen area and shop unit. The living accommodation is across the first floor but does require refurbishment works and consists of living room, kitchen with dining area three bedrooms, bathroom. At the rear of the property is a spacious yard with a detached storage shed and ample parking.

***Option to purchase licence and premises separately.***

Full details on request and viewings strictly by appointment.

### Internal Measurements and Specifications:

Lounge/ small bar: 5.84m x 4.0m

Lounge area with solid fuel stove, tiled flooring and equipped with counter, shelving and storage.

Bar: 10.71m x 7.62m

Spacious bar area with tiled flooring with counter and storage area.

Meeting room: 3.95m x 3.13m

Storage room with carpet flooring leading into keg room.

Gents: 3.37m x 3.73m

Single cubicle, urinal, wash had basin and tiled flooring.

Ladies: 3.91m x 2.61m

Two separate cubicles, wash hand basin and tiled flooring.

Kitchen: 3.18m x 4.20m

With built in kitchen units with tiled flooring.

Store room/keg room: 1.94m x 3.70m

Storage Shed: 4.29m x 7.40m

Shop unit: 9.17m x 4.8m

Previously used a grocery shop unit. Shop units and shelving included in sale. ?

*Residential accommodation – First Floor:*

Kitchen: 3.91m x 3.09m

With built in kitchen units with laminated flooring.

Sitting Room: 4.14mx 4.17m

With wooden flooring and open fuel fireplace.

Bedroom 1: 3.93m x 3.29m

Double bedroom with carpet flooring with storage area.

Bedroom 2: 3.75mx 2.81m

Bedroom 3: 3.14m x 3.86m

Bathroom: 2.77m x 2.21m

With wc, hand wash basin, bath and shower.



Your agent for this property.

**Matthew Scanlon**

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**PRS Licence No: 004183 - 001335**

**Location:** Dooastle mayo



