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FOR SALE ~ O'Gradys Guest House - Waterville



O'Gradys is a 3 Star Bord Failte approved Guest House and the current owners have now decided to retire from the business which they had many happy years providing an excellent service to their customers. The property is a large two storey with 8 bedrooms and with 6 rooms ensuite. The dining room is spacious and seats up to 16 guests comfortably and the sitting room next door is comfortable and homely with its natural stone fireplace and traditional wood burning stove. There is a dual heating system of oil and electric storage heaters. Private Water supply. The property is in excellent condition and at the entrance there is a lovely garden and seating area with parking at the front for customers. There is a large back yard with a good sized garage with a roll up door and a separate side door, attached room used as a drying room. There is a second storage shed with a bicycle shed. The Guest House is in an excellent location within walking distance to Waterville village, a short drive to the Waterville Links Golf Course and beach and Waterville Lake for fishing is a 15 minute drive away. The Iveragh Peninsula is a wonderful and popular area for hill walking via the Kerry Way. There is much to do in the immediate area, local Equestrian Centre, selection of beaches to choose from, water sports, local marina at Valentia Island and Caherciveen, trips to the famous Skelligs Rock and a great choice of local restaurants and cafes. The property is being sold furnished and is an ideal opportunity to continue on the business, as a main home or run another business from the property.

Accommodation: Ground floor: Entrance Hall and reception area, Sitting Room, Cloak room, Dining room, Kitchen, Hallway to rear for Linen Cupboards. Office Room, Laundry Room, Bathroom, Walk In Hotpress, Bedroom 1, Bedroom 2.

First Floor: Hallway, Bedroom 1 to 6 all Ensuite and includes an interlinked family room with ensuite and dressing area. Fitted Linen Cupboard.



Ber Number: 110284494, Energy Performance Rating. 155.03 kWh/m2/yr

Offers in the Region - €575,000 Furnished.

Ref No: 1088

The particulars herein are issued by Pauline Sugrue on the understanding that any negotiations in respect of the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm for themselves and the vendors/lessors disclaim any responsibility for any inaccuracy or omission in the particulars and terms of the properties referred to or for any expenses that may be incurred in visiting same should it prove unsuitable or to have been let, sold or withdrawn. Viewing should be by prior appointment with us and our representative will accompany prospective clients. Any reasonable offer will be submitted to the owners for consideration

O`GRADYS ~ 3* GUEST HOUSE.

Entrance Hall and Cloak Room: 5.25m x 3.15m X 0.85M X 3.65M X 8M

Tiled floor.



Sitting Room: 5.76m x 3.48m

Walnut wood laminated flooring. Stone fireplace with traditional wood burning stove.

TV Point.



Dining Room: 8.51m x 3.88m

Solid wood flooring. Can seat up to 16 guests.



Kitchen: 4.10m x 3.89m

Fitted kitchen with large Belling Cooker which has a gas hob and electric ovens.

TV point.



Hallway at rear: 3.04m x 1.08m

Hotwater tank cupboard which stores 80 gallons water tank. Separate Linen Cupboard. Separate Broom Cupboard.

Storage Understairs:-

Laundry Room:- 2.06m x 1.19m

Tiled Floor.

Bathroom: Fully Tiled. Pressurised power shower, sink, toilet.

Walk in Hotpress:

Bedroom 1: 3.90m x 2.71m

Laminated flooring.

Bedroom 2: 3.90m x 2.71m.

Upstairs:

Bedroom 3 with Ensuite Showerroom: 7.01m x 2.63m

Bedroom 4 with Ensuite Showerroom: 6.85m x 2.81m

Bedroom 5 with bathroom: 6.60m x 4.63m



Small Hallway to Fire Escape area with stairs leading down to yard.

Attic space.

Bedroom 6 family room with interconnection bedroom: 3.91m x 3.05m

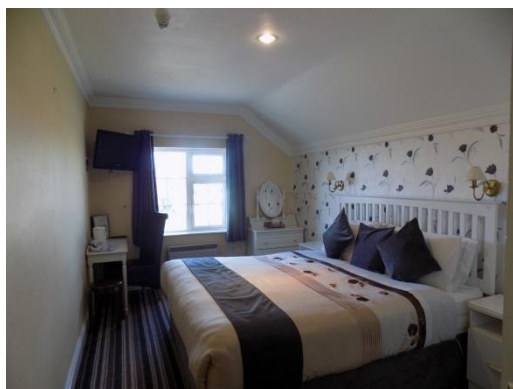


Interconnection room: 3.91m x 3.05m

With Shower room and dressing room: 4m x 1.80m



Bedroom 7 with Ensuite Shower room: 5.2m x 4m

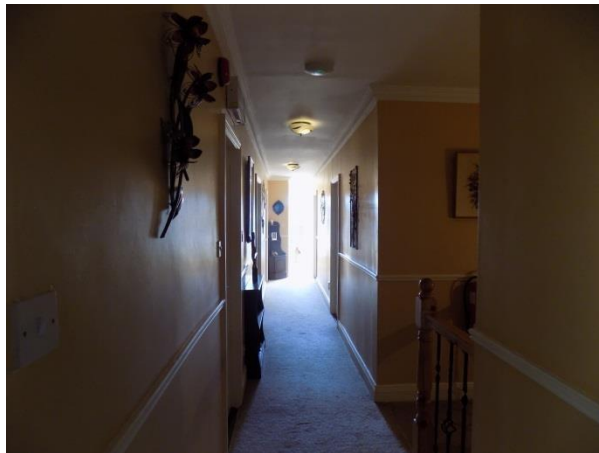


Bedroom 8 with Ensuite Shower room: 5.08m x 4.02m



Hallway: 12.1m x 1.07m x 1.03m x 4.25m

Fitted Linen Presses.



Other Details:-

- **Garage 8.4m x 2.64m. Roll up door and a separate side door. There is large attic space over head of full length of the garage.**
- **Garage two has its own door 5.6m x 2.13m Tiled floor.**
- **Small Toilet.**
- **Storage shed with Bicycle shed. 6.8m x 2.43m**
- **Storage area beside garage for bins and oil tank.**
- **A new firebird boiler for the oil was fitted in 2017.**
- **Large back yard.**
- **Garden and seating area to front with parking for customers.**
- **Private water supply plus mains connection if needed.**



Sea Views from Waterville village.

