

Former Sunvale Inn, Ardpatrick, Kilmallock

Starting Bid: €240,000.00



For sale by Carroll Auctioneers via the [iamsold](https://iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Nestled in the heart of a sought-after village, this charming property offers endless potential for entrepreneurs, investors, or those seeking a unique space to bring their vision to life.

This former public house has a dominant position in the small, picturesque village of Ardpatrick, a setting with stunning views, drawing locals and visitors alike.

The building which is c. 260 sq.m. is modest in design but the addition of brick detailing to the window and door surrounds enlivens its functional appearance.

The dual accommodation of pub and house is a feature becoming increasingly rare within the Irish countryside.

The adjoining outbuilding has been totally refurbished and is ready for immediate occupation.

The property sits on c. 0.5 of an Acre.

Viewings highly recommended!

Services: Mains water, septic tank.

BER Exempt

To access the legal pack, please copy and paste the link below:

<http://www.iamsold.ie/properties/88c4d5010efe49e0a3899dd7b239799d/auction-pack>

TO VIEW OR MAKE A BID Contact Carroll Auctioneers or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.