

Ardilaun Guesthouse, Gort Road, Ennis,

Unique opportunity to acquire this magnificent 13
bedroom guesthouse

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Located on the banks of the River Fergus, this 10,000 sq/ft property on a landscaped 0.45 acre site offers peace and tranquillity while being just a 3 minute drive from Ennis Town.

PRICE: €1,200,000

ACCOMMODATION

Ground Floor

Entrance Porch: 1.8m x 1.8m (5.91ft x 5.91ft) Non slip ceramic tile flooring, double dado rail with 1/2 and 1/2 wall décor, wall lighting, glass feature door leading to reception area.

Foyer: 3.3m x 6.91m (10.83ft x 22.67ft) Ceramic tiled flooring, wooden reception counter with underneath storage, recessed ceiling spotlights & wall lighting. Decorative ceiling coving. Dado rail with 1/2 & 1/2 wall décor. Guest seating area.

Reception Room: 4.6m x 6m (15.09ft x 19.69ft) Carpeted flooring, working feature fireplace with solid timber surround, cast iron inset & marble base. Matching over mantle mirror. Recessed ceiling spotlights, decorative ceiling coving. Patio doors leading to balcony area overlooking the River Fergus & landscaped gardens.

Guest Dining Room: 4.8m x 5.3m (15.75ft x 17.39ft) Carpeted flooring & decorative ceiling coving, recessed ceiling spotlights & wall mounted lighting. Dado rail with 1/2 & 1/2 wall décor.



Guest Reception Room: 5.6m x 4.5m (18.37ft x 14.76ft) Carpeted flooring, working feature fireplace with solid timber surround, cast iron inset & marble base. Matching over mantle mirror. Built-in display unit with base shelving. Recessed ceiling spotlights, decorative ceiling coving. Patio doors leading to balcony area.

Family Dining Room: 2m x 4m (6.56ft x 13.12ft) Ceramic tile flooring, ceiling coving. Large bay window, door leading to balcony.

Kitchen: 5.4m x 3.9m (17.72ft x 12.8ft) Ceramic tile flooring. Built-in wall & base units with granite worktops with tile splash back surround. Integrated 'Nef' touch screen hob, 'Nef' fan oven, extractor hood and fan. Integrated fridge/freezer & dishwasher. 1 & 1/2 bowl drainer sink with mixer tap. Built-in dresser style display unit with base storage. Ceiling coving, open arch to family dining room.

Private Family Residential Area:

Landing and Hallway: 1.51m x 3.75m (4.95ft x 12.3ft) Hotpress housing immersion tank & shelving. Dado rail with ½ & ½ wall décor, ceiling coving.

Main Bathroom: 1.76m x 2.8m (5.77ft x 9.19ft) Tiled floor to ceiling. White suite comprising of low level WC, pedestal wash hand basin with overhead electric shaver point & light. Wall mounted mirror unit and fitted corner mirrored storage unit. Panelled Jacuzzi bath with overhead power shower.

Family Bedroom 1: 3.85m x 3.9m (12.63ft x 12.8ft) Polished wooden flooring, built-in wall to wall wardrobes with overhead storage & additional drawer chest. TV & telephone points, built-in vanity unit with drawer chest & matching wall mounted mirror overhead. Ceiling coving.

Family Bedroom 2: 3.85m x 3.65m (12.63ft x 11.98ft) Polished wooden flooring, built-in wall to wall wardrobes with overhead storage & additional drawer chest. TV & telephone points, built-in vanity unit with matching wall mounted mirror overhead. Ceiling coving.

Linen Closet: 1.7m x 2.6m (5.58ft x 8.53ft) Built-in shelving.

Ground Level Guest Bedrooms: The ground floor level consists of 7 guest bedrooms, all en-suite. All bedrooms, including en-suites measure 3.8m x 6m (12.47ft x 19.69ft). Two of these bedrooms feature king size beds while the other five bedrooms have double and single beds.



Lower Level Guest Bedrooms: The lower level consists of 4 en-suite guest bedrooms. Three of these rooms including en-suites measure 3.8m x 6m (12.47ft x 19.69ft) and the fourth bedroom & en-suite measures 4.8m x 6m (15.75ft x 19.69ft). All rooms feature french doors leading to the landscaped rear gardens and decking area which overlooks the River Fergus.

Laundry Room: Space, plumbing & services for commercial washer & dryer units. Shelving units, carpeted flooring & ceiling coving. Door leading to water pressure room.

Gymnasium: 112 sq/m (1,200 sq/ft) area. Carpeted flooring. Ceiling coving & ceiling spotlighting. Sauna & shower facilities. Television point. French doors overlooking landscaped gardens.



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