

# THE COURTYARD GUESTHOUSE

Bunratty, Co. Clare, V95 W275



# Property Highlights



on-site parking



13km from Shannon Airport



Close to Bunratty



14km to Limerick City



On the Wild Atlantic Way



Modern Guesthouse



Bus stop located close by



Owner accom within property



# Location

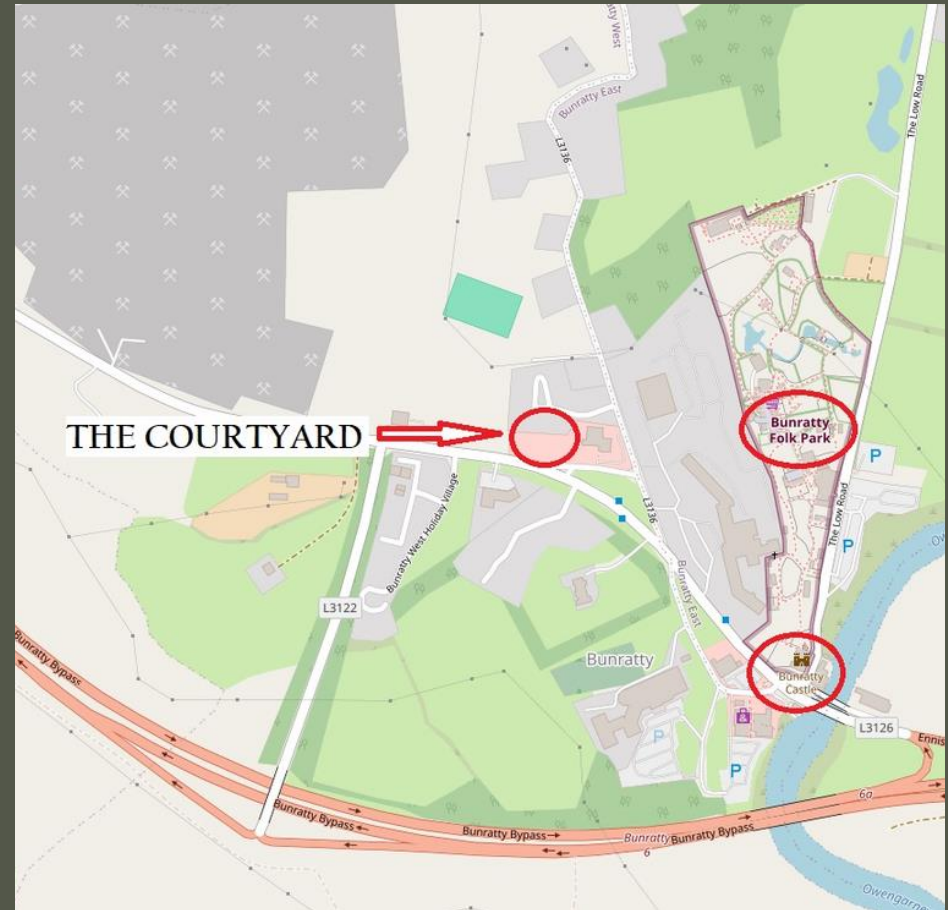
The Courtyard B&B is ideally located in the charming village of Bunratty, Co. Clare. Nestled in a peaceful setting, it offers the perfect blend of tranquility and convenient access to local attractions, making it an ideal destination for those seeking both relaxation and adventure.

Bunratty is rich in culture and history, from the iconic Bunratty Castle to the nearby pubs and restaurants offering a taste of traditional Irish life. Step outside and you will see Bunratty Castle and the world famous Dirty Nellys Pub both 4 mins walk on sidewalks and with street lighting. Closer to the property we are next door to JP Clarkes Country Pub, directly across the street from The Bunratty Manor Restaurant and a short walk from The Creamery Pub all with a variety of dining options that showcase the best of Irish cuisine. Bunratty folk park is a short walk from the property.

For those who wish to explore further, the stunning Irish countryside and historical sites are within easy reach. The Cliffs of Moher 45 mins drive, Kilkee Cliffs 60 mins and The Burren National Park 35 mins from our front door.



## In the Heart of Bunratty



# Description

The property comprises of a substantial guesthouse with 10 bedrooms, all ensuite, guest living room, kitchen, dining area, reception room and family quarters comprising two bedrooms and kitchen/living/dining. There is a porter's quarters behind reception with an ensuite bedroom and small living area.

## Highlights

- New gas boiler fitted 2022.
- In 2022 all new triple glazed windows and doors fitted, all carpets replaced, all bathrooms refurbished and new gas boiler fitted.
- Approx. 6,455 sq. ft. internal measurement, 7,044 sq. ft. external measurement.

## Tripadvisor

The property enjoys an outstanding 4.8 rating on Tripadvisor, 9.6 rating with Booking.com and is classified as a 3-star guesthouse.





# The Courtyard Guesthouse

Bunratty, Co. Clare

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## Rooney Auctioneers

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GUIDE PRICE	RATES	BER	TUPE	VIEWINGS	VAT
POA	€5,162 (2026)	 no. 800915324 421.61 kWh/m <sup>2</sup> /yr	TUPE may apply	By appointment only	Not vatable



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