

Company Registration No. 432028

**SNEEM HOUSE HOTEL LIMITED**  
**ABRIDGED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 APRIL 2025**

104 Lower Baggot Street

# SNEEM HOUSE HOTEL LIMITED

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# SNEEM HOUSE HOTEL LIMITED

## DIRECTORS' RESPONSIBILITIES STATEMENT

**FOR THE YEAR ENDED 30 APRIL 2025**

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The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and regulations.


Irish company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with Companies Act 2014 and FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (Generally accepted Accounting Practice in Ireland) issued by the Financial Reporting Council. Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the profit or loss of the company for that financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the directors are required to:

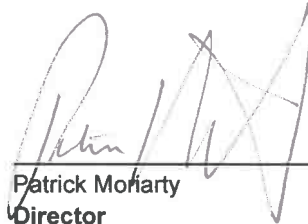
- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and profit or loss of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Directors' Report comply with the Companies Act 2014. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the board



Louis Moriarty  
Director



Patrick Moriarty  
Director

Date: 30/11/2026

# SNEEM HOUSE HOTEL LIMITED

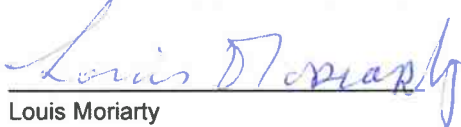
## DIRECTORS' DECLARATION ON UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2025

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In relation to the financial statements which comprise the profit and loss account, the balance sheet, the statement of changes in equity and the related notes:

- The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgments underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.
- The directors confirm that they have made available to Walsh O'Brien Harnett, all the company's accounting records and provided all the information necessary for the compilation of the financial statements.
- The directors confirm that to the best of their knowledge and belief, the accounting records reflect all transactions of the company for the year ended 30 April 2025.

On behalf of the board



Louis Moriarty  
Director



Patrick Moriarty  
Director

Date: 30/1/2026

# SNEEM HOUSE HOTEL LIMITED

## BALANCE SHEET

AS AT 30 APRIL 2025

	Notes	2025 €	€	2024 €	€
<b>Fixed assets</b>					
Financial assets	5	4,156,948		4,127,088	
<b>Current assets</b>					
Debtors	6	107		107	
<b>Net current assets</b>			107		107
<b>Net assets</b>		4,157,055		4,127,195	
<b>Capital and reserves</b>					
Called up share capital presented as equity		100,000		100,000	
Share premium account		13,235,430		13,235,430	
Profit and loss reserves		(9,178,375)		(9,208,235)	
<b>Total equity</b>		4,157,055		4,127,195	

We, as directors of Sneem House Hotel Limited, state that:

(a) The company is availing itself of the exemption from audit provided for by Chapter 15 of Part 6 of the Companies Act 2014.

(b) The company is availing itself of the exemption on the grounds that the conditions specified in section 359 are satisfied.

(c) The shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2).

(d) The directors acknowledge the obligations of the company, under the Companies Act 2014:


(i) to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a year; and

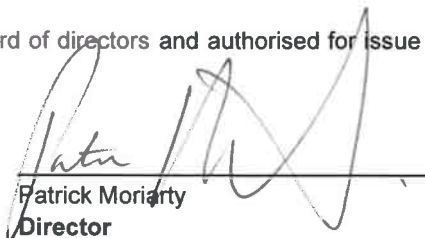
(ii) to otherwise comply with the provisions of this Act relating to financial statements so far as they are applicable to the company.

(e) The company has relied on the specified exemption contained in section 352 Companies Act 2014; the company has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged financial statements have been properly prepared in accordance with section 353 Companies Act 2014.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with Financial Reporting Standard 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland'.

The financial statements were approved by the board of directors and authorised for issue on 3-11-2026 and are signed on its behalf by:

  
Louis Moriarty  
Director

  
Patrick Moriarty  
Director

## SNEEM HOUSE HOTEL LIMITED

### STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 APRIL 2025

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	Share capital	Share premium account	Profit and loss reserves	Total
	€	€	€	€
<b>Balance at 1 May 2023</b>	100,000	13,235,430	(9,195,691)	4,139,739
<b>Year ended 30 April 2024:</b>				
Loss and total comprehensive income	-	-	(12,544)	(12,544)
<b>Balance at 30 April 2024</b>	100,000	13,235,430	(9,208,235)	4,127,195
<b>Year ended 30 April 2025:</b>				
Profit and total comprehensive income	-	-	29,860	29,860
<b>Balance at 30 April 2025</b>	100,000	13,235,430	(9,178,375)	4,157,055

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# SNEEM HOUSE HOTEL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 APRIL 2025

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### 1 Accounting policies

#### Company information

Sneem House Hotel Limited is a company limited by shares incorporated in the Republic of Ireland. The registered office of the company is 547 Griffith Avenue, Dublin 11 which is also the principal place of business of the company. The nature of the company's operations and its principal activities are set out in the Directors' Report. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

#### 1.1 Accounting convention

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

#### Statement of compliance

The financial statements of the company for the year ended 30 April 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

#### Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

#### 1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Turnover

All turnover derives from the activities of the company. The company owns a share in a hotel in Sneem, Co.Kerry under a co-ownership agreement with Louis Moriarty, a director of the company.

#### 1.4 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

# SNEEM HOUSE HOTEL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2025

### 1 Accounting policies (Continued)

#### 1.5 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.6 Foreign exchange

Transactions in currencies other than euros are recorded at the rates of exchange prevailing at the dates of the transactions. At each reporting end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the reporting end date. Gains and losses arising on translation in the period are included in profit or loss.

#### 1.7 Cashflow exemption

The company has availed of the exemption in FRS 102 Section 1A from the requirement to prepare a Cash Flow Statement because it is classified as a small company.

### 2 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2025 Number	2024 Number
	2	2
	<u>2</u>	<u>2</u>
<b>3 Interest receivable and similar income</b>	<b>2025</b>	<b>2024</b>
	€	€
<b>Interest income</b>		
Interest on bank deposits	174	173
	<u>174</u>	<u>173</u>
<b>4 Interest payable and similar expenses</b>	<b>2025</b>	<b>2024</b>
	€	€
Interest	30,958	14,713
	<u>30,958</u>	<u>14,713</u>
<b>5 Financial assets</b>	<b>2025</b>	<b>2024</b>
	€	€
Unlisted investments	4,156,948	4,127,088
	<u>4,156,948</u>	<u>4,127,088</u>

# SNEEM HOUSE HOTEL LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 APRIL 2025

### 5 Financial assets (Continued)

#### Movements in fixed asset investments

Investments  
€

#### Cost or valuation

At 1 May 2024

4,127,088

Share of the partnership

29,860

At 30 April 2025

4,156,948

#### Carrying amount

At 30 April 2025

4,156,948

At 30 April 2024

4,127,088

### 6 Debtors

#### Amounts falling due within one year:

2025  
€

2024  
€

Corporation tax recoverable

107

107

### 7 Capital commitments

The company had no material capital commitments at the financial year-ended 30 April 2025.

### 8 Events after the reporting date

The company entered into a loan agreement a new lender that replaced their previous loan facilities.

The directors concluded a settlement with their previous lenders and all loan facilities are in terms at date of sign off of the financial statements.

### 9 Related party transactions

The company has availed of the exemption under FRS 102 in relation to the disclosure of transactions with group undertakings.

### 10 Ultimate controlling party

The company regards Artbrook Limited as its parent company.

The company's ultimate parent undertaking is Irish Waste Management Limited. The address of Irish Waste Management Limited is 547 Griffith Avenue, Dublin 11.

### 11 Security

In June 2025, the company concluded new lender facilities for a 5 year term. The lender has a composite mortgage debenture fixed and floating charges and security assignments over all present and future property undertaking all assets.

## **SNEEM HOUSE HOTEL LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 APRIL 2025**

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#### **12 Approval of financial statements**

The directors approved the financial statements on 30.11.2026.