



BER B3

Garrykennedy, Portroe,
Nenagh,
Co. Tipperary, E45PY79.







Sherry FitzGerald Talbot are delighted to offer for sale this superb family residence with lake access. This beautifully presented dormer residence offers spacious accommodation complete with a garage together with the added bonus of an option to purchase a boat mooring in Garrykennedy Harbour (which can also be purchased as a separate lot if required).

Nestled on a mature 0.22 ha site on the outskirts of a charming lakeside village. The property boasts ample living space ideal for family gatherings and entertaining, with well-appointed interiors designed for comfort and practicality. Outside, the garage provides convenient storage, while the boat mooring offers direct access to the serene waters, perfect for water enthusiasts.

This well-situated property offers a blend of convenience and natural beauty with village amenities within easy reach and elevated, nicely landscaped gardens enhancing the sense of tranquillity and privacy. Both combine to offer the chance to experience a peaceful lifestyle in a lakeside setting with access to essential services and community activities close by.

Whether you seek a serene retreat or a family home with ample space and recreational opportunities, this property promises a harmonious blend of both.



Accommodation

Entrance Hall 6m x 2.7m (19'8" x 8'10"): with cloak press and stairs leading to the overhead accommodation.

Sitting Room 4.85m x 4.2m (15'11" x 13'9"): with cast inset marble fireplace with insert stove and fitted cabinets.

Dining Room 4m x 3.6m (13'1" x 11'10")

Kitchen/ Dining 4.3m x 3.8m (14'1" x 12'6"): with country style fitted kitchen, tiled floor, and double doors leading to Sun Lounge

Sun Lounge 4m x 3.6m (13'1" x 11'10"): with tiled floor and vaulted ceiling.

Utility Room 3.2m x 2.7m (10'6" x 8'10"): with fitted presses, plumbing for a washing machine and tiled floor.

Bedroom 1 3.8m x 3.1m (12'6" x 10'2"): with fitted shelving, built in wardrobe and fitted desk.

Shower room 3.7m x 1.64m (12'2" x 5'5"): with shower, w.c. and hand basin.

First Floor

Bedroom 2 4m x 3.6m (13'1" x 11'10"): with built in wardrobe and vanity suite.

En-Suite 3.8m x 1m (12'6" x 3'3"): with double shower tray with electric shower, w.c. and hand basin.

Bedroom 3 3.8m x 3.5m (12'6" x 11'6"): with walk in wardrobe.

Bedroom 4 4.25m x 4m (13'11" x 13'1"): with built in wardrobe and vanity suite.

Bathroom 3m x 3m (9'10" x 9'10"): with bath, w.c., hand basin, under sink storage and velux window.

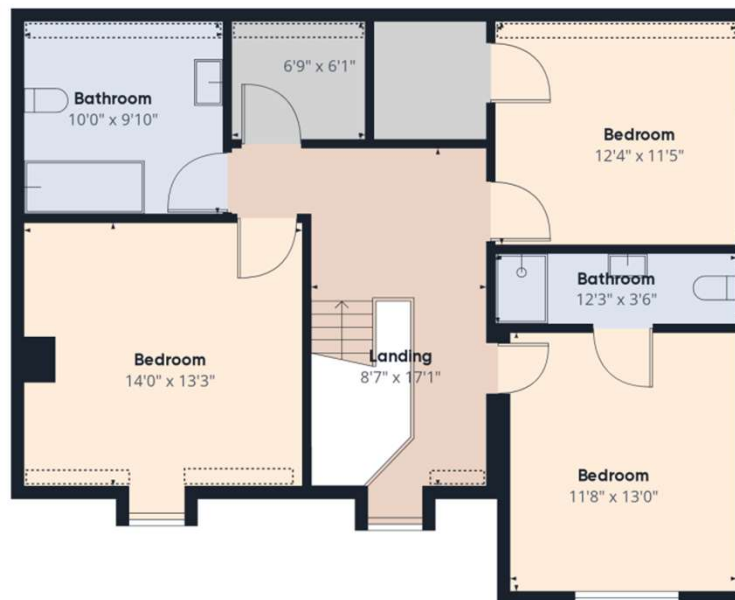








Floor 0



Floor 1

Approximate total area⁽¹⁾
2017.26 ft²

Reduced headroom
47.21 ft²

(1) Excluding balconies and terraces

⋮ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Option to purchase a boat mooring in Garrykenny

Services

Mains water, electricity, oil-fired central heating and drainage by septic tank.

Garden

Beautifully mature private gardens, tarmac drive and detached garage (17 sq. m. approx. – G.I.A.).

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Location

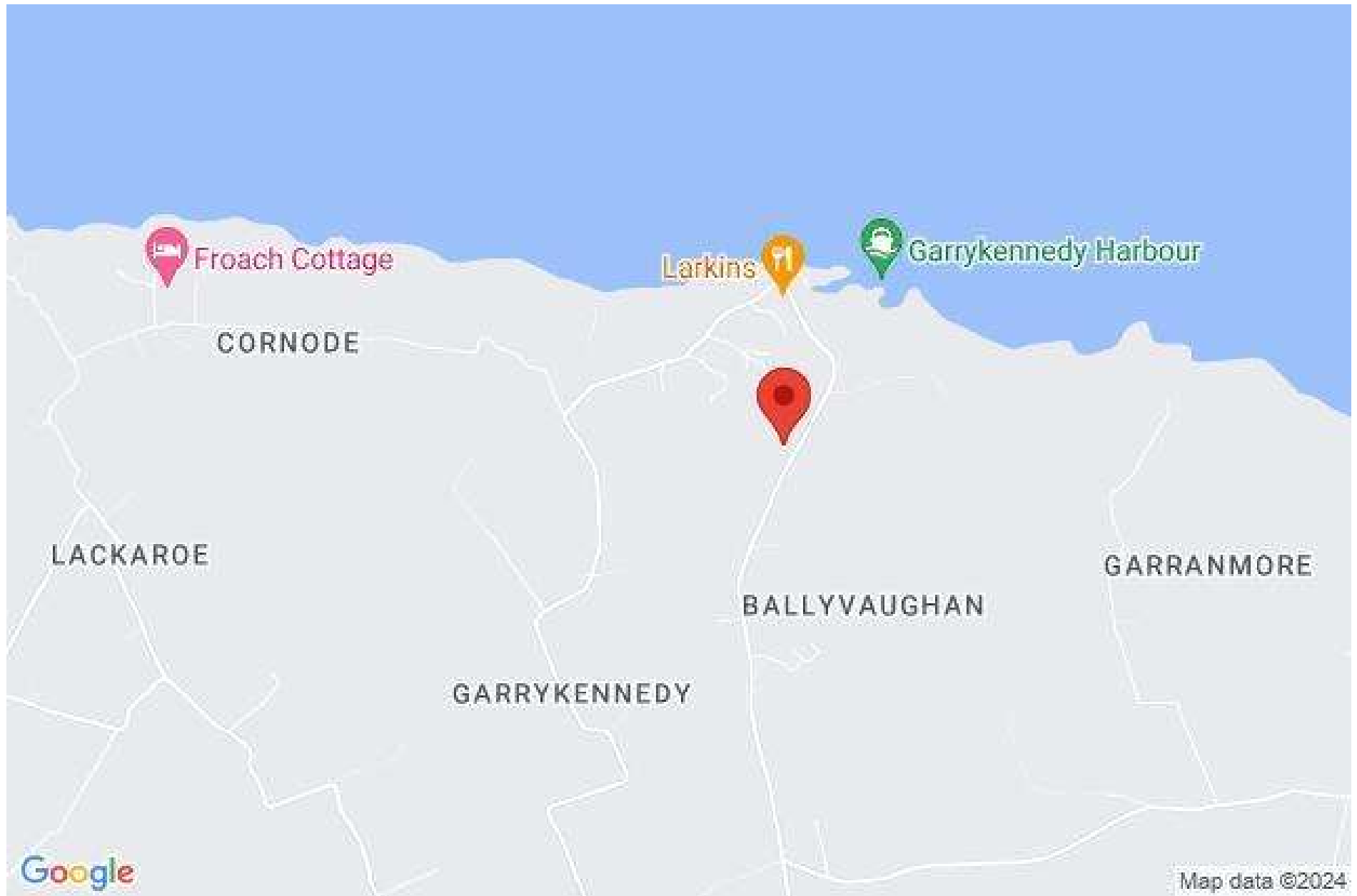
Located on the fringe of a delightful lakeside village renowned for its traditional music, superb pubs/ restaurant and water sports facilities. Take a stroll down to Larkin's Pub and Restaurant, renowned for its culinary delights and outdoor seating areas, or Sis Ryan's Pub with its magnificent charm and character, where an evening by the open fire will always be a treat. Garrykennedy offers a deep water harbour, picnic areas, forest walks and all year-round swimming in the fresh waters of Lough Derg. For the fishing and sailing enthusiasts- Garrykennedy Fishing and Sailing Club are also located here with their superb club facilities.

Garrykennedy is also well located within 2 km of Portroe where there is an excellent primary school, convenience store etc, 15 km of the charming twin towns of Ballina/ Killaloe, 15 km of the vibrant town of Nenagh, 50 km of the thriving City of Limerick, 77 km of Shannon International Airport and 179 km of Dublin City (via the M.7).

Directions

Eircode E45PY79





Froach Cottage

Larkins

Garrykennedy Harbour

CORNODE

LACKAROE

BALLYVAUGHAN

GARRANMORE

GARRYKENNEDY

Google

Map data ©2024



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