

# REA

# Eoin Dillon



**4 BEDROOM BUNGALOW**  
G.I.A. 149.26m<sup>2</sup> (1,606 sq. ft.)

FOR SALE BY PRIVATE TREATY

Lacken, Terryglass  
Nenagh  
County Tipperary  
E45 VR64

AMV €249,950



## DESCRIPTION

Nestled in a beautiful countryside location, this 4 bedroom dormer bungalow with large mature gardens to the front and rear is presented immaculately. The property is also close to Lough Derg and the river Shannon, a great location for boating and touring Tipperary and Galway.

You enter the property into the hallway with a semi solid timber floor and stairs to the first floor. To your right is the sitting room with a semi solid timber floor and an open fire. There is a door through to the open plan kitchen / dining room. There is a mixture of semi solid and tiled floor and dual aspect windows along with French doors allowing plenty of light to fill the room. The kitchen is fully fitted with a gas cooker and a dishwasher. The utility room is adjacent to the kitchen with a tiled floor and door to the rear garden and is plumbed for a washing machine and dryer.

There are four bedrooms in the property, all with laminate wood flooring and two of the rooms have built in wardrobes. The bathroom is fully tiled with W.C., W.H.B., bath and an electric shower over the bath. There is also a guest W.C. on the ground floor. The first floor attic area has a laminate wood floor with a large converted storage area.

Outside is a large mature garden with a tarmac driveway. The property is only 1.5km from the lake side village of Terryglass and a ten minute drive from Portumna renowned for its famous Portumna Castle & Gardens situated in quite a beautiful location next to Lough Derg and Portumna Forest Park.

Viewing is recommended. Video link available on request.

## FEATURES

- Spectacular countryside setting just 1.5km from the renowned lakeside village of Terryglass and ten minutes from Portumna famous for its castle, gardens, Portumna Forest Park.
- O.F.C.H. (new boiler March 2021) , mains water and septic tank.
- Double glazed windows.
- Tarmac driveway and 0.47 acres of mature gardens.





## ACCOMMODATION

### Ground Floor

• Entrance hallway	3.76m (12'4") x 2.48m (8'2")	Semi solid timber floor and stairs to the first floor.
• Sitting room	4.29m (14'1") x 3.76m (12'4")	Semi solid timber floor and solid fuel stove.
• Kitchen / dining room	7.35m (24'1") x 3.03m (9'11")	Mixture of tiled and semi solid timber floor, fully fitted kitchen with gas cooker and dishwasher. French door to the garden from the dining area.
• Utility	2.15m (7'1") x 1.39m (4'7")	Tiled floor and plumbed for washing machine and dryer.
• W.C.	3.01m (9'11") x 1.03m (3'5")	Fully tiled with W.C. and W.H.B.
• Bedroom 1 / Study	2.83m (9'3") x 2.81m (9'3")	Laminate timber floor.
• Bedroom 2	2.83m (9'3") x 2.56m (8'5")	Laminate timber floor and built in wardrobe.
• Bedroom 3	3.9m (12'10") x 2.99m (9'10")	Laminate timber floor and built in wardrobe.
• Bedroom 4	3.97m (13'0") x 3.03m (9'11")	Laminate timber floor.
• Bathroom	3.01m (9'11") x 1.51m (4'11")	Fully tiled with W.C., W.H.B., bath and electric shower.







#### PRICE

€249,950

#### VIEWING

By appointment

Contact Negotiators:  
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PSRA - 001790

#### DIRECTIONS

From Nenagh take the N52 to Borrisokane. Continue straight onto N65 for 8.1km. In Carrigahorig take the first left turn and continue for 2.8km and the property is on the left hand side indicated by our for sale sign. Eircode: E45 VR64

#### BUILDING ENERGY RATING (BER)

BER: C3

BER No: 113296081

Energy Performance Indicator: 218.18 Kwh/m<sup>2</sup>/yr



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