

# REA

# Eoin Dillon



4 BEDROOM BUNGALOW  
G.I.A. 201m<sup>2</sup> (2,164 sq. ft.)

FOR SALE BY PRIVATE TREATY  
Ballymoylan, Portroe  
Nenagh  
County Tipperary  
E45 RD35

AMV €600,000





## DESCRIPTION

REA Eoin Dillon is delighted to present this truly exceptional 4 bedroom, 3 bathroom bungalow, located in Ballymoylan, Portroe, Nenagh, Co. Tipperary (E45 RD35). Sitting proudly on an elevated site extending to approximately 0.36 hectares (0.89 acres) with panoramic views over the majestic Lough Derg.

Built in 2006 and extending to approximately 201 sq.m., this home has been finished to an impeccable standard and is presented in turnkey condition throughout.

The spacious accommodation is centred around a light filled open plan kitchen, dining, and living area. This impressive space is designed to take full advantage of the lake views, featuring panoramic glazing, solid wood flooring, a gas cooker, quartz worktops, and an electric fire (with an existing chimney that has been sealed). Just off the kitchen is a well equipped utility room with fitted units, a Belfast sink, and plumbing for both a washing machine and dryer, along with convenient access to the rear garden and a guest WC.

All four bedrooms are generously sized and feature solid wood flooring, with two benefiting from built in wardrobes. The master bedroom enjoys the added luxury of a fully tiled ensuite with a large walk-in shower. The family bathroom is equally well appointed, fully tiled and featuring an electric shower, WC, WHB, and a full sized jacuzzi bath.

One of the standout features of this home is the converted attic, accessed via a wooden staircase. This expansive space, measuring 108m<sup>2</sup>, is currently used as a home gym but offers flexibility for a variety of uses including a home office, studio, or additional living area.

With a A3 energy rating, this home is highly efficient thanks to 16 solar panels for electricity and 2 dedicated to heating water. Additional features include triple glazed windows, oil fired central heating, a private well water supply, and wiring for an alarm system. Externally, the property continues to impress, with a tarmac driveway, beautifully landscaped gardens, and a detached garage, all set against the backdrop of the spectacular Lough Derg.

This is a rare opportunity to secure a modern, energy-efficient home in one of Tipperary's most scenic and desirable locations.

Viewing is highly recommended.



## FEATURES

- Stunning Lake Views on a Elevated site overlooking Lough Derg
- 4 bed, 3 bath bungalow with high end finishes and converted attic space
- A3 energy rating with 16 solar panels for electricity, 2 for hot water, triple-glazed windows.
- Built in 2006, serviced with O.F.C.H., private well and septic tank
- Fibre broadband connection



## ACCOMMODATION



Portroe, Nenagh, Co. Tipperary E45 RD35



Approx. floor area  
201m² / 2164ft²



4



3



3



Attic

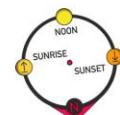


108m² / 1163ft²



4

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty







### PRICE

€600,000

### VIEWING

By appointment

Contact Negotiators:  
Eoin Dillon

42 Kenyon Street, Nenagh,  
County Tipperary, E45 W244

T: 067 33468

E: [info@readillon.ie](mailto:info@readillon.ie)

[www.readillon.ie](http://www.readillon.ie)

PSRA - 001790

### DIRECTIONS

From Nenagh, head east toward Pearse Street (R497), then turn right onto Mitchel Street (R445/R873). Continue straight onto Sarsfield Street, and at the roundabout take the 2nd exit onto Cudville. At the next roundabout, take the 1st exit onto St. Conlan's Road (R494) and continue on the R494. At the Portroe Road roundabout, take the 2nd exit and stay on the R494. After approximately 5.8 km, turn left onto Carrownaclogh South. Continue straight, then take two right turns — the destination, E45 RD35, will be on your left.

### BUILDING ENERGY RATING (BER)

BER: A3

BER No: 106485717

Energy Performance Indicator: 68.95 kWh/m<sup>2</sup>/yr



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