



Casa Tavira, Garrykennedy, Portroe, Nenagh,  
Co. Tipperary, E45T021.







This beautifully presented dormer residence, which enjoys commanding views of Lough Derg and its scenic hinterland, offers spacious living accommodation complete with a garage.

Nestled on a mature 0.20 ha site on the outskirts of a charming village and situated within walking distance of an excellent Primary School, busy Pub and soon to be renovated convenience store. Also, the charming lakeside village of Garrykennedy which is renowned for its traditional Irish music and excellent water sports facilities, is only 2.5 km away.

"Casa Tavira" 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.

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

### Ground Floor

**Entrance Hall** 5.79m x 2.78m (19' x 9'1"): with oak flooring and pine stairs leading to overhead accommodation.

**Living Room** 5.35m x 4.68m (17'7" x 15'4"): with cast inset marble fireplace & red deal flooring.

**Sitting Room** 3.52m x 2.67m (11'7" x 8'9"): with red deal flooring

**Kitchen / Dining Room** 8.57m x 4.55m (28'1" x 14'11"): with 'cherrywood' fitted kitchen units with granite worktops, work island, integrated electric hob, oven, microwave, dishwasher, fridge freezer and tiled flooring.

**Utility Room** 2.88m x 2.61m (9'5" x 8'7"):

**Sun Lounge** 3.39m x 3.10m (11'1" x 10'2"): with vaulted ceiling.

**Bedroom One** 3.76m x 3.64m (12'4" x 11'11"): with red deal flooring & built in wardrobe.

**Shower room** 2.6m x 2.14m (8'6" x 7'): Tiled with shower, w.c. and hand basin.

**Office** 2.59m x 1.44m (8'6" x 4'9")

**Hallway** 2.78m x 2.17m (9'1" x 7'1")

### First Floor

**Viewing Area** 4m x 3.93m (13'1" x 12'11"): with large picture window which captures commanding views of Lough Derg & its scenic hinterland.

**Living Area / Kitchenette** 6.92m x 4.08m (22'8" x 13'5"): with gloss fitted units, integrated hob and fridge.

(suitable for conversion to bedroom)

**Bedroom Two ( Master )** 4.53m x 3.67m (14'10" x 12'): with red deal floor and built in wardrobe.

**Ensuite** 2.39m x 1.77m (7'10" x 5'10"): tiled with electric shower, w.c. and hand basin.

**Bedroom Three** 5.55m x 3.33m (18'3" x 10'11"): with red deal floor.

**Bathroom** 2.83m x 1.76m (9'3" x 5'9")











Approximate total area<sup>(1)</sup>

222.3 m<sup>2</sup>

Reduced headroom

1.4 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Services

Water from a private well, electricity, fibre broadband and drainage by septic tank.

## Outside

Mature private gardens accessed through electric gates from the main road. Also tarmac driveway continued to the rear of the house. Patio area, mature lawns and shrubbery area.

Garage 5.6m x 2.95m

Garage 6.82m x 4.08m



## BER

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## Location

On the periphery of Portroe.

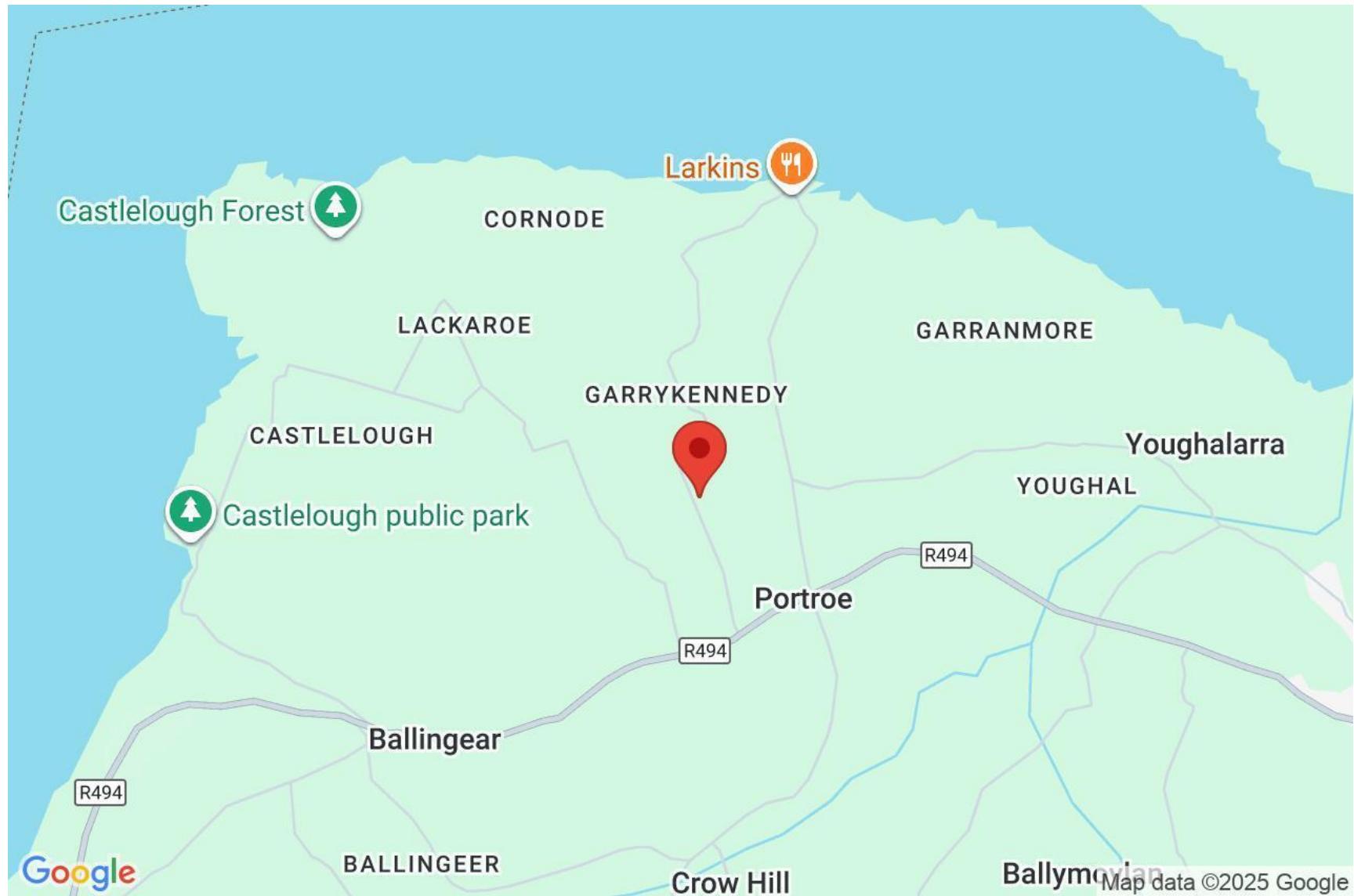
## Directions

Eircode E45T021











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