

# For Sale

Asking Price: €535,000

Sherry  
FitzGerald  
Talbot



Greyfort, Monsea, Ballycommon,  
Nenagh, E45 X865.

BER C1

[sherryfitz.ie](http://sherryfitz.ie)





A truly magnificent detached residence constructed with much emphasis on comfort of living.

Set in a mature 0.27ha (0.66 acre) site enjoying magnificent views of open unspoilt countryside.

Situated in an idyllic location within 1.5km of Ballycommon village (Carrig National School), 5.5km of Nenagh and 6km of Dromineer (on Lough Derg).

This is a unique opportunity to procure an outstanding family residence in a quiet, yet convenient location and the Agents confidently recommend inspection.





## Accommodation

### Ground Floor

**Entrance Hall** 6.24m x 2.62m (20'6" x 8'7"): with porcelain tiled floor

**Office / Sitting Room** 5.08m x 4.45m (16'8" x 14'7"): with cast inset marble fireplace and oak flooring

**Living Room** 4.93m x 4.48m (16'2" x 14'8"): with oak flooring, marble surround fireplace and solid fuel stove

**Kitchen / Dining Room** 8.81m x 4.38m (28'11" x 14'4"): with fully fitted kitchen units, work island and granite worktops, gas hob, electric oven, under counter lighting, oak flooring and patio doors to rear garden

**Conservatory** 4.23m x 3.14m (13'11" x 10'4"): with oak flooring and French doors to decking area

**Back Hall** 2.79m x 1.25m (9'2" x 4'1"): with oak flooring

**Utility Room** 2.81m x 2m (9'3" x 6'7"): with fitted units, plumbed for washing machine and oak flooring

**W.C.** 2.71m x 0.92m (8'11" x 3'): WC, handbasin and under sink storage

### First Floor

**Bedroom 1** 4.47m x 3.28m (14'8" x 10'9"): with red deal flooring

**Bedroom 2** 4.47m x 3.53m (14'8" x 11'7"): with red deal flooring

**Ensuite** 4.47m x 3.53m (14'8" x 11'7"): tiled, wc, hand basin and shower

**Bedroom 3** 3.93m x 3.81 (12'11" x 3.81)

**Walk in Wardrobe** 2.81m x 2.1m (9'3" x 6'11")

**Ensuite** 2.15m x 1.48m (7'1" x 4'10"): with shower, wc and hand basin

**Bedroom 4** 3.96m x 3.8m (13' x 12'6"): with walk in wardrobe

**Bathroom** 3.67m x 2.69m (12' x 8'10"): fully tiled with jazuzzi bath, his & hers sink, wc, bidet, shower and heated towel rail

### Second Floor

**Landing** 3.45m x 1.54m (11'4" x 5'1"): with hot press and velux window

**Gym / Hobby Room** 5.56m x 4.48m (18'3" x 14'8"): with velux window and recessed lighting

**Games Room** 5.58m x 3.59m (18'4" x 11'9"): with velux window and recessed lighting







**Garden**

Beautifully mature lawns/ gardens front and rear. Also tarmac drive, stone piers & steel gates. Also detached garage with up and over door.

**Services**

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

**BER**

BER C1, BER No. 117459230







**Directions**

Eircode E45 X865







**NEGOTIATOR**  
 William Talbot  
 Sherry FitzGerald Talbot  
 52 Kenyon Street, Nenagh, Co  
 Tipperary  
 T: 067 31496  
 E: info@sftalbot.ie

sherryfitz.ie

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