

For Sale

Asking Price: €275,000

**Sherry
FitzGerald**
Talbot



7 Terryglass Cottages, Terryglass,
Co. Tipperary, E45 FP21.

BER D1

sherryfitz.ie



Discover a rare opportunity to own a beautifully presented three-bedroom cottage nestled in a quiet cul-de-sac in the heart of the picturesque lakeside village of Terryglass.

This delightful property offers the perfect blend of charm and comfort, ideally positioned for those seeking a peaceful lifestyle surrounded by natural beauty. With its inviting interiors and well-maintained features, the cottage makes an ideal home, weekend retreat, or holiday rental investment.



Enjoy the tranquility of this idyllic setting while being just a short stroll from Terryglass's national school, grocery shop, welcoming pubs, renowned restaurants, and the scenic deep-water harbour. Whether you're exploring local walking trails, boating on Lough Derg, or simply soaking in the village atmosphere, everything is within reach.

Conveniently located, the property is just 20 minutes from Portumna, 30 minutes from Nenagh, and approximately an hour's drive to the cities of Limerick and Galway—offering both seclusion and connectivity.



Accommodation

Entrance Hall 1.12m x 1.16m (3'8" x 3'10"): with tiled floor

Living Room 5.03m x 3.47m (16'6" x 11'5"): with Inglenook fireplace with solid fuel stove, tiled floor & stairs to overhead accommodation

Kitchen 5.03m x 4.15m (16'6" x 13'7"): with fitted kitchen, electric hob, oven, extractor, tiled floor

Bedroom One 3.25m x 3.10m (10'8" x 10'2"): with built in wardrobes & fitted dressing table

Bathroom 1.68m x 2.10m (5'6" x 6'11"): with bath, wc, handbasin & tiled area

First Floor landing with fitted presses

Bedroom Two 3.77m x 2.40m (12'4" x 7'10"): with built in wardrobes

Bedroom Three 3.78m x 3.39m (12'5" x 11'1"): with built in wardrobes

Bathroom 1.9m x 1.1m (6'3" x 3'7"): with electric shower, wc and handbasin





Garden

Lawns front and rear

Patio at rear.

Shed 5.9m x 2.1m

Boiler House

Services

Mains water, sewerage, electricity and oil fired central heating.

BER

BER D1, BER No. 109150805

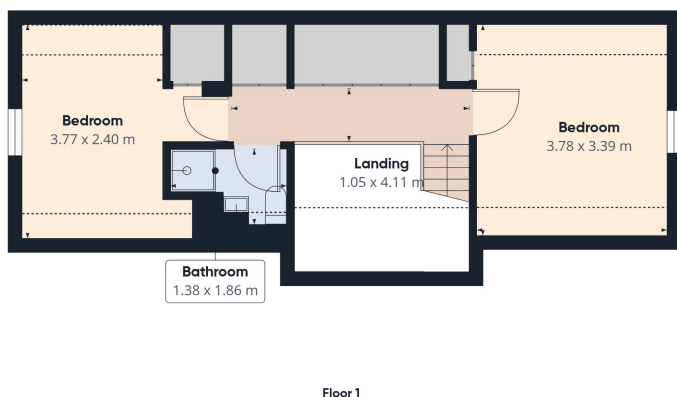
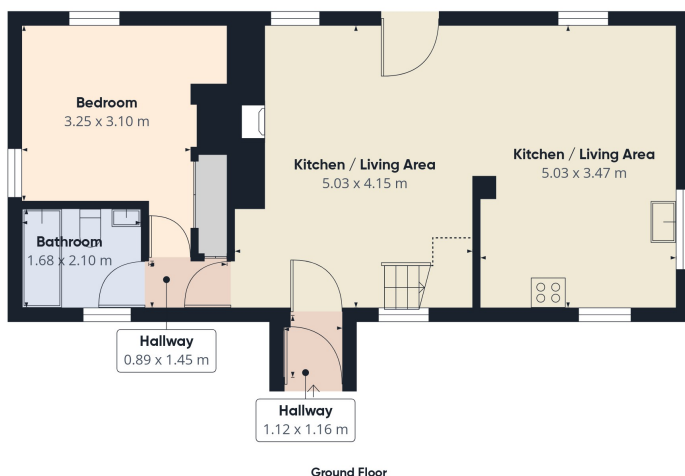




[Directions](#)

Eircode E45FP21





Approximate total area⁽¹⁾
91.2 m²
Reduced headroom
7.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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