

For Sale

Asking Price: €249,500

**Sherry
FitzGerald**
Talbot



Sedboro, Ryan's Point, Dromineer, Co.
Tipperary, E45 EY47.

BER C3

sherryfitz.ie



Set on an elevated 0.2 ha site, this well-presented semi-detached bungalow enjoys commanding views over the breathtaking Lough Derg.

Quietly tucked away just 3 km from the picturesque village of Dromineer—home to one of Ireland's oldest yacht club—this property offers a unique blend of tranquility and scenic beauty, ideal for those seeking a peaceful lakeside retreat.

This Property will ideally comment itself for both full time occupancy or as a holiday retreat. Inspection is confidently recommended.

*Option to purchase the Property fully furnished (exc. personal effects).



Accommodation

Entrance Hall 7.0m x 1.2m (23' x 3'11"): with T & G flooring and cloak press

Living Room 6.0m x 4.3m (19'8" x 14'1"): with T & G flooring, brick fireplace and solid fuel stove

Kitchen/Dining Room 4.2m (13'9") x 2.8m (9'2") & 2.6 m (8'6") x 2.1m (6'11"): with hand painted fitted kitchen, electric hob and oven

Bedroom One 4.3m x 4.1m (14'1" x 13'5"): with brick fireplace, bay window & T & G flooring

Bedroom Two 4.1m x 3.5m (13'5" x 11'6"): with T & G flooring

Shower Room 2.4m x 1.9m (7'10" x 6'3"): with shower (electric), wc and handbasin

Stone Built Lodge

Kitchen/Living/Bedroom 6.1m x 4.3m (20' x 14'1"): with fitted kitchen, tiled floor, wc with handbasin

Mezzanine 6.0m x 2.0m (19'8" x 4'92"): with velux

Garage 6.4m x 4.0m (21' x 13'1"): with plumbing for washing machine

Hobby Room 6.8m x 5.0m (22'4" x 16'5"): with ensuite shower room.





Services

Water from private well, electricity, electric heating and drainage by septic tank.

Outside

Patio Area & lawns front/ rear.

Features

Upgraded insulation, new electric heaters.

BER

BER C3, BER No. 102525060





[Directions](#)

Eircode E45EY47







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