

# For Sale

Asking Price: €249,500

**Sherry  
FitzGerald**  
Talbot



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

BER C3

[sherryfitz.ie](https://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

Mains water, 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











#### NEGOTIATOR

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