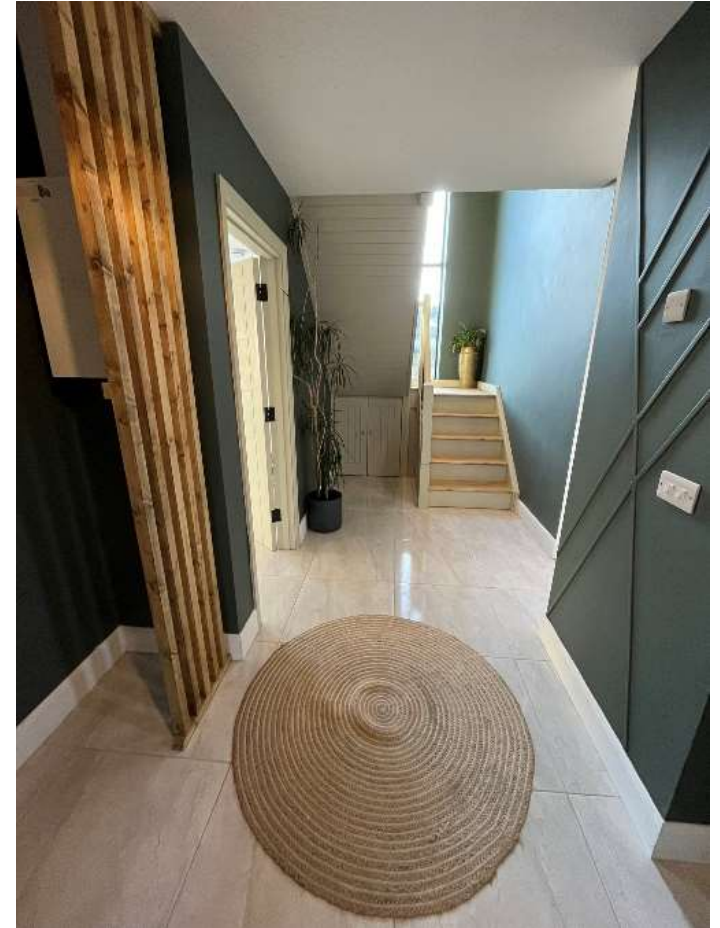




Lake View
House.
Portroe,
Nenagh,
Co. Tipperary,
E45 AD78.





Sherry Fitzgerald Talbot are delighted to offer this newly constructed, two-storey contemporary residence, boasting a sleek and modern design that exudes sophistication.

Meticulously finished to the highest standards, this property offers an unparalleled living experience. Situated in a friendly village setting, its prime location provides easy access to all amenities, ensuring convenience at your doorstep.

One of the standout features of this remarkable home is its expansive roof terrace, offering captivating views of the serene Lough Derg. Whether you're relaxing or entertaining guests, this outdoor space provides the perfect backdrop for unforgettable moments. With its impeccable craftsmanship and idyllic surroundings, this residence epitomizes contemporary luxury living at its finest.





Accommodation

Entrance Hall 6.1m x 2.1m (20' x 6'11"): with tiled floor, stairs and under stairs storage space.

Kitchen/ Dining room 7.9m x 3.8m (25'11" x 12'6"): with "Flemming woodcraft" gloss fitted kitchen with quartz imitation counter tops, integrated bins, electric hob, fridge freezer, dishwasher, extractor, sliding patio door tiled floor and recessed lighting.

Larder area 1.6m x 1.4m (5'3" x 4'7"): with fitted units and tiled floor.

Utility/ Control Room 2.3m x 1.6m (7'7" x 5'3"): with tiled floor.

Back hall 2.3m x 1.6m (7'7" x 5'3"): with tiled floor.

Bedroom 1 3m x 2.9m (9'10" x 9'6"): with laminated flooring.

Bedroom 2 3.9m x 3.1m (12'10" x 10'2"): with laminated flooring.

Bathroom 3m x 2.1m (9'10" x 6'11"): with bath, shower, w.c. and hand basin.

Toilet 2.1m x 1.5m (6'11" x 4'11"): with w.c. hand basin and timber panelling.

First Floor

Landing area

Living Room 4.45m x 3.9m (14'7" x 12'10"): with laminated floor and sliding patio door to a roof terrace.

Office 3.5m x 2m (11'6" x 6'7"): with laminated floor.

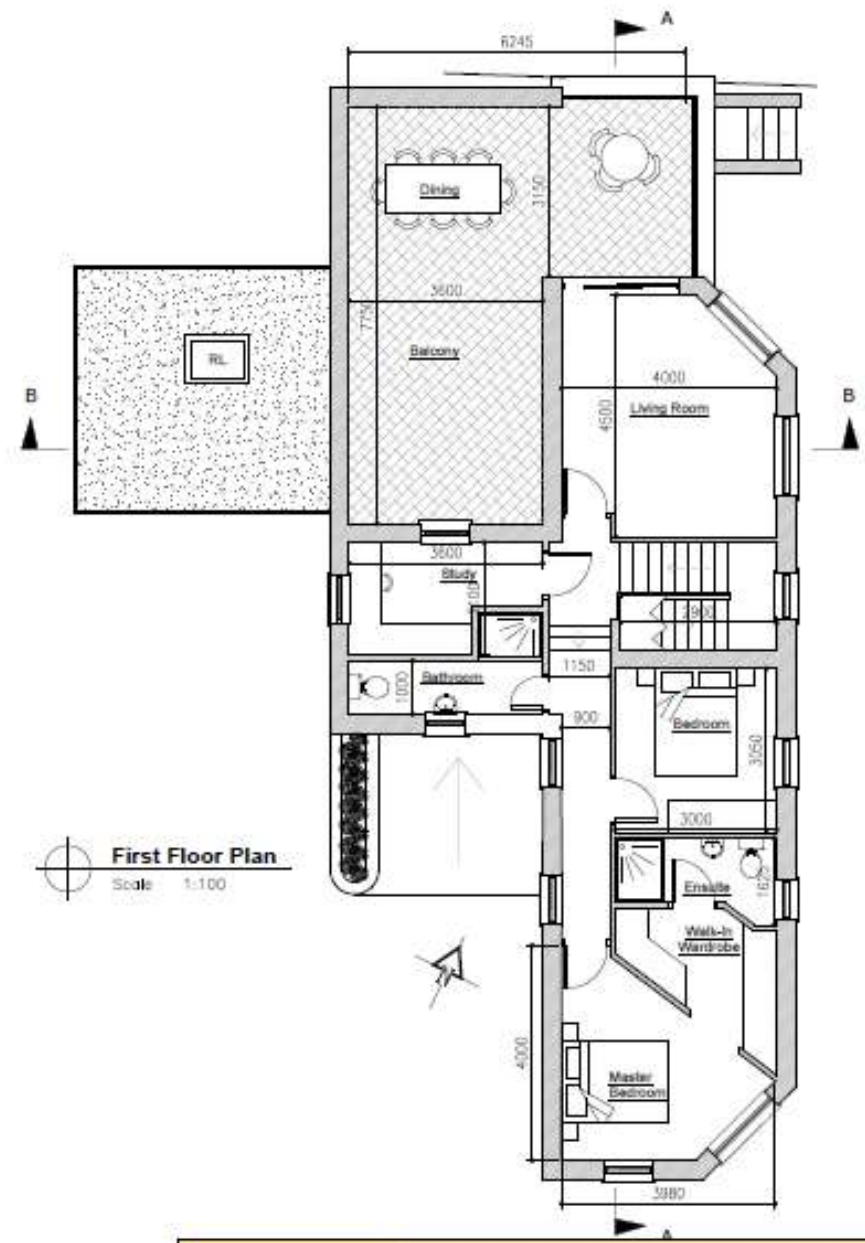
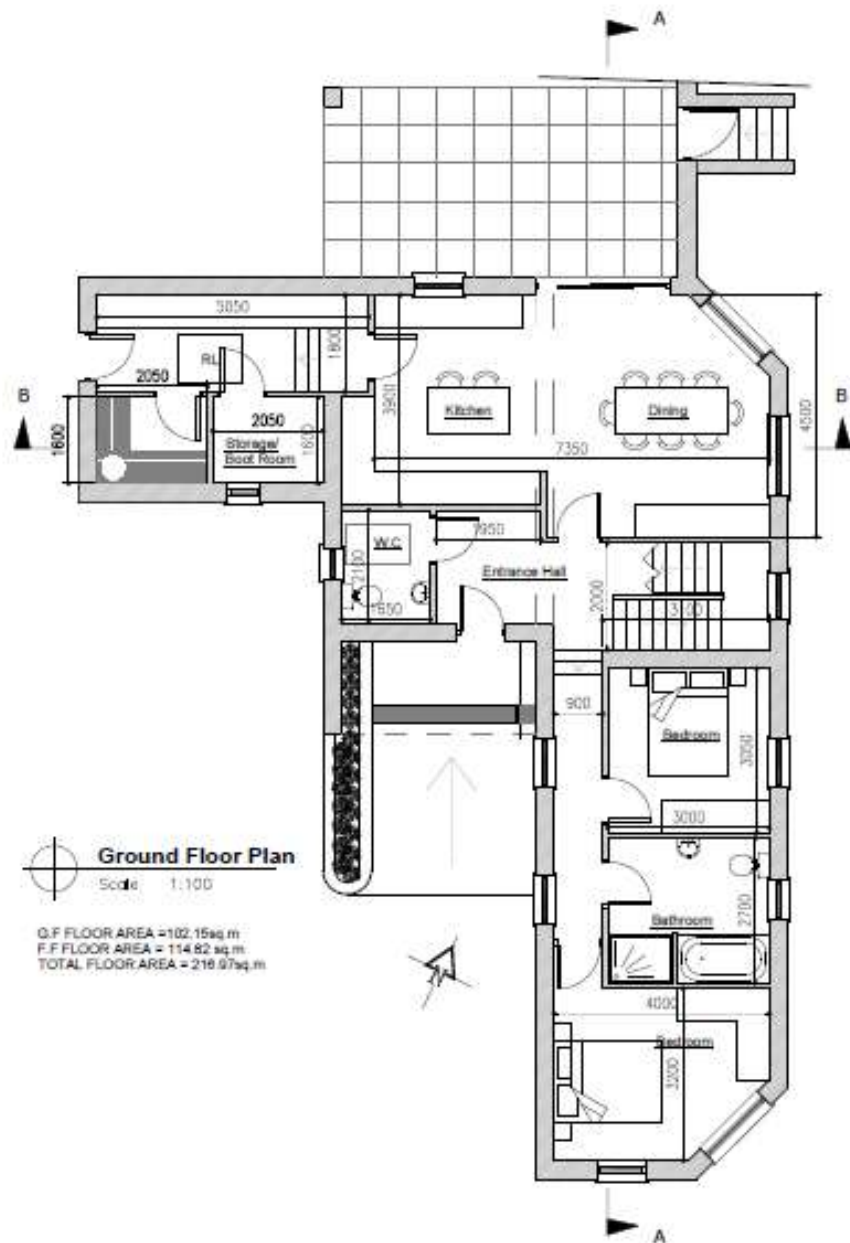
Bedroom 3 3m x 2.7m (9'10" x 8'10"): with laminated floor.

Bedroom 4 4m x 2.9m (13'1" x 9'6"): with laminated floor.

En-Suite 2.7m x 1.1m (8'10" x 3'7"): with tiled shower cubicle, w.c., hand basin and storage area.

Services

Mains water, sewerage, electricity, air to water heating and access to fibre.



John Joe Lewis Architectural Services Ltd
No. 4 Silver View, Nenagh, Co. Tipperary

Title:	FLOOR PLANS	Date:	AUGUST 2021
Client:	NIAN & LAURA COLLINS	Scale:	1:100
Project:	PROPOSED DEVELOPMENT AT MAIN STREET, PORTROE	Ref.:	DIS-COLLINS
		Status:	SKETCH
		Sheet No.:	005

Tel: 087 2415300 / 067 34906 E-mail: jolewis@jydboo.com



Location

Garrykennedy (on Lough Derg) - 2km, Nenagh - 11km, the twin towns of Ballina/ Killaloe - 13 km and Limerick - 48 km.

Outside

Gravel driveway & yard. Also roof terrace.

BER

BER A2 BER Number 117337287



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