



Lackamore, Portroe, Nenagh,
Co. Tipperary, E45C954.

**Sherry
FitzGerald**
Talbot





Perched in an exceptional setting with breathtaking panoramic views across Lough Derg, this outstanding modern residence offers luxury living in one of North Tipperary's most scenic locations. Finished to an exceptionally high standard throughout, this impressive two storey over basement home extends to approximately 421 sq.m. and stands on mature, private gardens of approximately 0.23 hectares (0.57 acres).

Designed with both comfort and style in mind, the property offers bright, spacious, and beautifully appointed accommodation, with many rooms enjoying stunning lake and countryside views. The thoughtful layout, generous proportions, and quality finishes combine to create a home of true distinction.

Located in a peaceful and welcoming rural setting, the property is just 3.8 km from Portroe village, with its excellent primary school and local amenities. The picturesque lakeside village of Garrykennedy is only 6 km away and is renowned for its marina, water sports, traditional music, and excellent pubs and restaurant, while the vibrant town of Nenagh, with its full range of shopping, schools, and leisure facilities, is just 12 km away.

Adding further appeal, the property also benefits from a separate self contained living area with its own private entrance. Comprising a kitchen, living room, two bedrooms, and bathroom, this versatile space is ideal for multi-generational living, guest accommodation, independent living for family members, or as a potential income generating rental opportunity.



Accommodation

Ground floor

Entrance Hall 3.15m x 2.12m (10'4" x 6'11"): with pine flooring & cloak press.

Living Room 8.68m x 4.62m (28'6" x 15'2"): with Limestone fireplace, vaulted timber ceiling, pine flooring and double doors to seated area.

Viewing Area 2.1m x 1.8m (6'11" x 5'11")

Bedroom One (Master) 4.56m x 3.63m (15' x 11'11"): with pine flooring and door to balcony area.

Walk in wardrobe 1.97m x 1.46m (6'6" x 4'9")

Ensuite 3.02m x 1.79m (9'11" x 5'10"): with double shower, w.c. and hand basin.

Balcony 3.17m x 1.2m (10'5" x 3'11")

Bedroom Two 3.92m x 3.62m (12'10" x 11'11"): with pine flooring.

Bedroom Three 3.37m x 3.21m (11'1" x 10'6"): with pine flooring.

Bathroom 3.64m x 2.42m (11'11" x 7'11"): with jacuzzi bath, double shower tray with electric shower, w.c., h.b and pine flooring.

Bedroom Four 4.2m x 3.65m (13'9" x 12'): with pine flooring.

Office 4.57m x 2.15m (15' x 7'1"): with pine flooring.

First Floor

Landing Area 5.59m x 2.43m (18'4" x 8')

Living Room 5.4m x 5.27m (17'9" x 17'3"): with pine flooring

Kitchen/ Dining room 4.45m x 4.14m (14'7" x 13'7"): with pine flooring

Bedroom Five 4.64m x 3.66m (15'3" x 12'): with pine flooring

Store Room 3.04m x 2.41m (10' x 7'11"): with pine flooring.

Bathroom 2.69m x 1.84m (8'10" x 6'): Fully tiled with bath, w.c., h.b. and velux window.

Bedroom Six 4.64m x 4.4m (15'3" x 14'5"): with pine flooring

Raised Area 4.38m x 2.01m (14'4" x 6'7"): with pine flooring

Lower Ground Floor

Kitchen / Living / Dining area 11.99m x 7.05m (39'4" x 23'2"): with limestone fireplace, solid fuel stove, fitted oak kitchen with granite counter tops, work island, 'Rangemaster' cooker, extractor and French doors to patio area.

Utility Room 3.63m x 3.11m (11'11" x 10'2"): with tiled floor and plumbing for washing machine.

Boiler Room

Shower Room 3.64m x 1.1m (11'11" x 3'7"): with shower, w.c. and hand basin.

Garage 8.18m x 4.92m (26'10" x 16'2")











Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

421.3 m²

Balconies and terraces

3.8 m²

Reduced headroom

18 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Services

Water from private well, electricity, broadband, oil fired central heating and drainage by septic tank.

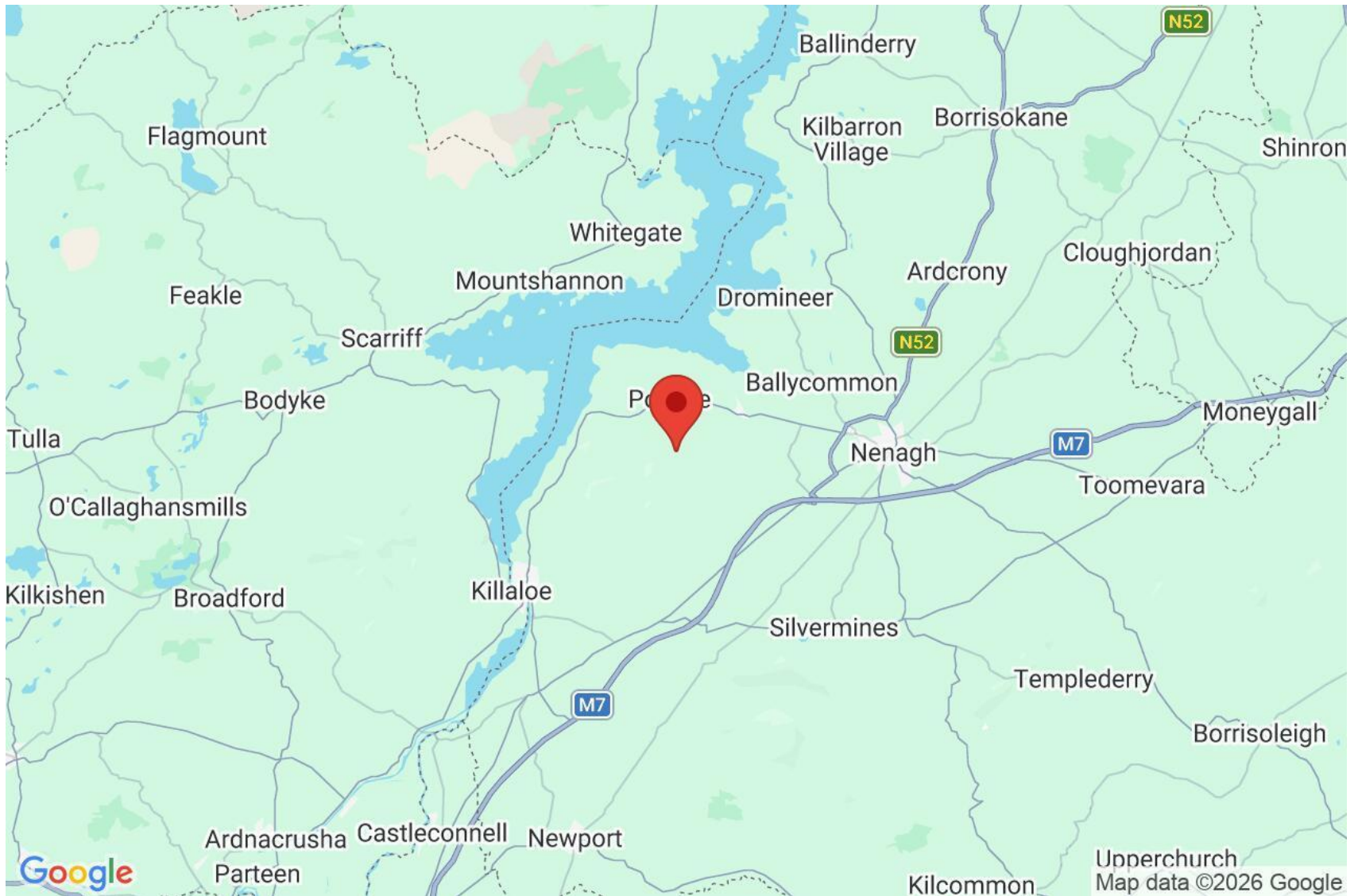
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Directions

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