



Loughtea,  
Ballina,  
Co. Tipperary, E45K822.







**Nestled upon an elevated 1.33-hectare (3.28 acre) site, this magnificent residence stands as a testament to exquisite craftsmanship and meticulous attention to detail.**

**With commanding views overlooking the serene waters of Lough Derg, every aspect of this property has been constructed and finished to exacting standards, promising unparalleled luxury and comfort.**

As you step onto the grounds, you are greeted by beautifully manicured gardens and pleasure grounds, inviting you to explore and unwind in the tranquillity of nature.

Within this idyllic setting, this impressive residence exudes timeless sophistication and modern refinement. Designed to harmonize with its surroundings, the architecture seamlessly integrates with the natural beauty of the landscape, creating a seamless transition between indoor and outdoor living spaces.

Whether you're lounging in the spacious living areas, enjoying culinary delights in the spacious kitchen, or indulging in the serenity of the master suite, every corner of this home reflects a commitment to superior quality and comfort.

With its attractive lake/ mountain views, and meticulously maintained grounds, this property offers a rare opportunity to experience the epitome of gracious living in a truly enchanting setting within 8.5 km of the twin towns of Ballina/ Killaloe, 16km of Nenagh, 36 km of Limerick and 63 km of Shannon Airport .





## Accommodation

**Entrance Hall** 4.9m x 4.7m (16'1" x 15'5"): with oak flooring.

**Reception Room** 6.95m x 5.5m (22'10" x 18'1"): with marble fireplace with gas fire, cornices/ centrepiece, oak flooring and feature window.

**Kitchen/ Dining room** 9.5m x 8.8m (31'2" x 28'10"): with Richard Burke designed solid wood kitchen, granite worktops throughout, fitted dresser with granite worktop, double "Aga" electric range, integrated hob, oven and grill, Villeroy & Boch Belfast double sink, tiled/ oak flooring, recessed lighting, and French doors leading to brick paved patio area.

**Utility Room** 3.5m x 2.95m (11'6" x 9'8"): with Richard Burke designed solid wood units, tiled floor and plumbing for a washing machine.

**Toilet** 2.7m x 1.6m . (8'10" x 5'3" .): (fully tiled) with w.c. and hand basin

**Bedroom 1** 4.5m x 4.3m (14'9" x 14'1"): with oak flooring

**En-Suite** 3.6m x 1.2m (11'10" x 3'11"): (fully tiled) with bath, shower, w.c. and hand basin. This is also shared with bedroom 2.

**Bedroom 2** 4.3m x 3.65m (14'1" x 12"): with oak flooring.

**Bathroom** 2.7m x 2.7m (8'10" x 8'10"): (fully tiled) with bath, w.c. and hand basin.

**Bedroom 3** 4.5m x 3.6m (14'9" x 11'10"): with oak flooring.

**En-Suite** 2.6m x 1.7m (8'6" x 5'7"): (fully tiled) with double shower, w.c. and hand basin.

**Bedroom 4** 5.3m x 5.2m (17'5" x 17'1"): with sandstone fireplace with gas fire and feature window.

**En-Suite** 4.2m x 2.5m (13'9" x 8'2"): (fully tiled) with bath, w.c., jet shower with double shower tray and hand basin.

**Walk in wardrobe** 2.8m x 2.2m (9'2" x 7'3"): fully fitted with shelving, rails etc.

## First Floor

**Bedroom 5** 5.9m x 3.3m (19'4" x 10'10"): with oak flooring.

**En-Suite** 3.1m x 2.9m (10'2" x 9'6"): (fully tiled) with double shower tray, bath, w.c., hand basin and velux window (shared with bedroom 8).

**Bedroom 6** 6.2m x 3.9m (20'4" x 12'10"): with oak flooring and velux window.

**Gym/ Office** 8 (26'3")m x 4.1 (13'5")m/5.3 (17'5")m x 4.1 (13'5")m: with oak flooring and velux window.















Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
4367.68 ft<sup>2</sup>

Reduced headroom  
70.03 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Services & Features

Water from private well, electricity, underfloor heating system (ground floor), oil central heating, drainage by septic tank, high speed broadband.

## Outside

Double garage with electric doors.

Beautifully manicured lawns/ gardens with a variety of ornamental shrubs, trees etc. Also railed paddocks.

## BER

BER C1  
BER Number 117330845

## Directions

Eircode E45K822





BALLYNAGLERAGH

Tullabeg Castlelough public park

CASTLELOUGH

SHESHAROE

R463

CARROWCORE

CASTLETOWN

R494

Balingear

ISLANDCOSGRY

COUNTY CLARE  
COUNTY TIPPERARY

Loughtea

Sarah's Boarding Kennels

CURRAGH

R494

Townlough

TOWNLOUGH  
CLONEYBRIEN  
UPPER

DERRY  
DEMESNE

Graves of the  
Leinstermen

Google

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