

# For Sale

Asking Price: €495,000

**Sherry  
FitzGerald**  
Talbot



Rosamile, Gortlandroe, Nenagh, Co.  
Tipperary, E45 YD71.

**BER D1**

[sherryfitz.ie](https://sherryfitz.ie)





Nestled on a secluded 0.28-hectare (0.7-acre) site, this detached family residence offers a rare combination of privacy, space, and convenience. The house was an early career design by Architect Dr. Ronnie Tallon, who went on to be the first recipient of the RIAI Gandon Medal for Lifetime Achievement.

Located in an exclusive and upmarket area on the periphery of Nenagh, the property is just 2 km from the town centre and Nenagh Retail Park, and only 6 km from the M7 motorway, ensuring excellent connectivity.

Whether you're seeking a premium family home in a prestigious location or looking to explore development prospects, this property presents a compelling and versatile offering.

The home has been thoughtfully designed to blend style and functionality, making it an ideal sanctuary for family living while still being within easy reach of local amenities, schools, and transport links.

**In addition to the main residence, there is an exceptional opportunity to acquire adjoining serviced development lands extending to 0.32 hectares (0.8 acres). This parcel is ideally suited for a small, private residential scheme, offering excellent potential for investment or future expansion (subject to planning permission).**



## Accommodation

**Entrance Hall** 7.5m x 2.0m (24'7" x 6'7"): with Indian slate flooring & stairs leading to overhead accommodation

**Living Room/Dining Room** 5.1m (16'9") x 4.6m (15'1") & 3.7m (12'2") x 2.8m (9'2"): with brick fireplace, patio doors to patio area and French doors to Sun Lounge

**Sun Lounge** 5.6m x 3.5m (18'4" x 11'6"): with terracotta tiled floor

**Dining Room** 4.9m x 3.5m (16'1" x 11'6"): with Aga oil fired range & teak fitted bookshelves

**Kitchen** 3.5m x 3.5m (11'6" x 11'6"): with teak fitted kitchen, terracotta tiled floor, electric hob and oven

**Bedroom One/ Office** 4.5m x 3.8m (14'9" x 12'6"): with door leading to patio area

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

**First Floor** landing with fitted presses

**Bedroom One** 4.7m x 3.8m (15'5" x 12'6"): with built in wardrobes & handbasin

**Bedroom Two** 3.6m x 2.1m (11'10" x 6'11")

**Bedroom Three** 3.6m x 2.1m (11'10" x 6'11"): with built in wardrobe

**Bedroom Four** 3.6m x 3.5m (11'10" x 11'6")

**Bedroom Five** 4.6m x 3.5m (15'1" x 11'6")

**Tiled Shower Room** 2.7m x 1.75m (8'10" x 5'9"): with double shower, wc and handbasin (under sink storage etc)





### Garden

Mature gardens planted with a variety of ornamental shrubs, trees etc. Tarmac drive & patio to rear. Also three stables and double garage.

### Services

Mains water, sewerage, electricity, and oil-fired central heating.

### BER

BER D1, BER No. 118522567







## Directions

Eircode E45YD71





Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
181.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



## NEGOTIATOR

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