



Dromeela

On Lough Derg, Ogonnelloe, Co.Clare

BER E1



Dromeela, On Lough Derg, Ogonnelloe, Co. Clare

For Sale by Private Treaty

A charming and immaculately presented residence, with spectacular views over Lough Derg and access to a private jetty on the lake

Entrance Ha • Living Room • Study • Kitchen • Dining Room • Conservatory
• 5 Bedrooms (2 Ensuite) • Family Bathroom • Utility Room
Boat House * Extensive Manicured Gardens

Ogonnelloe 2km • Killaloe 11km • Limerick 35km • M7 33km • Shannon Airport 56km

Description

Dromeela is an immaculately presented residence situated on a rise commanding exceptional views over Lough Derg, commonly regarded as Ireland's premier lake. Properties with such exceptional lake views rarely come to the open market, especially not with the highly coveted lake access which this property holds in the form of a private jetty located just a short distance from the house.

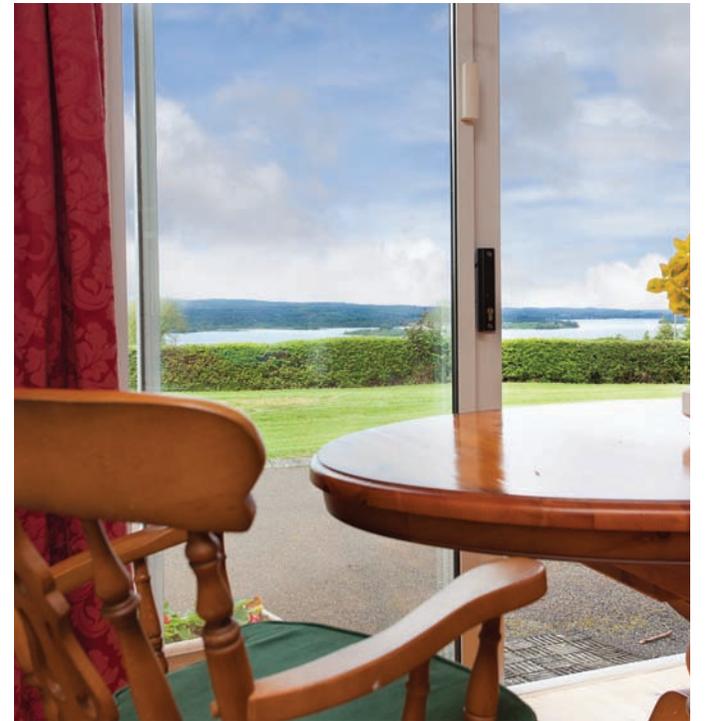
The charming residence which extends to c. 196 sq.m (2,118 sq.ft) of well laid out, bright and spacious accommodation, taking the utmost advantage of the Lough Derg vista. In terms of accommodation Dromeela is deceptively large; the entrance hall leads to four large reception rooms on the ground floor which include a living room, study, conservatory and kitchen/dining room. The reception rooms have many fine features including open fireplaces with marble surrounds, ceiling corning and roses, glass panelled doors, picture windows and French doors. Upstairs there are five double bedrooms, which are all bright and spacious with beautiful views over the lake. Two of the bedrooms also have the benefit of ensuite shower rooms; there is also a large family bathroom on this floor.

The property is entered via secure electronic gates which lead to the front of the house and gardens. The gardens are a particular feature of Dromeela and extend to c. 0.86 acres and include a large lawn which is interspaced with flowering shrubs. The current owners have added a charming fountain area to the side of the property. Like the house the gardens command spectacular views over Lough Derg and the surrounding countryside. To the side of the house is a large boat house and storage shed.

Location

Commonly regarded as Ireland's Premier Lake, Lough Derg is the largest on the Shannon- Erne waterway which is one of Europe's foremost rivers. The Lake is ideal for all kinds of water sports, sailing, fishing, cruising and offers great scenery, natural beauty combined with atmospheric towns and villages which surround the lake.

Dromeela is 8km from the attractive heritage town of Killaloe which is situated at the mouth of Lough Derg and the River Shannon. Together with Ballina, its Tipperary neighbour, Killaloe offers a wide range of shops and restaurants. The M7 Dublin - Limerick motorway is 15 Minutes' drive and Shannon Airport can be reached in 45 minutes.







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Services

Electric Gates • ESB • OFCH • Woodchip Burner • Spring Well
Water • Septic Tank

BER Details

E1
BER No: 106485394
334.54 kWh/m²/yr

Title

Freehold

Directions

From Killaloe continue in the direction of Ogonnellloe. Passing the church in Ogonnellloe on your left continue up the hill for 2km and the property will be on your left hand side.

Viewing

Strictly by Appointment through Ganly Walters.



PSRA No: 001896

Important Notice

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Accommodation

Approximately 2,118 sq.ft (19.68 sq.m)

Please refer to floor plans for room dimensions

- Reception Room/ Living and Circulation Areas
- Kitchen
- Bathroom
- Bedrooms
- Storage

