



URRA

BALLYCOMMON, NENAGH, CO. TIPPERARY

Sherry
FitzGerald

Talbot





For Sale By Auction Thursday 16th May at 3.30 pm (unless previously sold).

Explore the potential of this exceptional split-level residence, situated on an elevated 0.92-hectare site with sweeping lake views, offering a canvas for your personalized touch.

Currently awaiting completion, this modern marvel invites you to contribute to the finishing touches and make it your own. Nestled in a serene location just 4 km from the picturesque village of Puckane, and within 8 km of the lakeside village of Dromineer, home to Ireland's oldest yacht club, this property promises a tranquil lifestyle within reach of local amenities.

Moreover, the vibrant town of Nenagh is a short 14 km drive away, ensuring convenience without compromising the tranquillity of the surroundings.



As you step into this split-level haven, envision the possibilities for customization that will transform it into your dream residence.

The thoughtfully designed layout, paired with the panoramic lake views, provides a unique opportunity to create a home that seamlessly blends modern comfort with natural beauty.

Embrace the chance to put your stamp on this contemporary dwelling, shaping it into a personalized sanctuary that reflects your lifestyle and preferences.

With a quiet and tranquil ambiance, coupled with the convenience of nearby attractions, this property promises not just a home but a canvas for your vision of modern living.

Welcome to a residence where your unique imprint completes the picture of refined, personalized luxury.





Accommodation

Entrance Hall 4m x 1.85m (13'1" x 6'1")

Living Room 6.7m x 6.4m (22' x 21')

Dining Room 6.5m x 4.6m (21'4" x 15'1")

Family Room 4.7m x 4.7m (15'5" x 15'5")

Kitchen 4.7 (15'5")m x 4.7 (15'5")m & 2.5 (8'2")m x 2.7 (8'10")m

Utility/ Service Room

Bedroom One 7.5m x 3.7m (24'7" x 12'2")

Bedroom Two 8.4m x 4.4m (27'7" x 14'5"): with ensuite

Bedroom Three 4m x 3.1m (13'1" x 10'2")

Ensuite Bathroom 3.75m x 2m (12'4" x 6'7")

Bedroom Four 4.6m x 5m (15'1" x 16'5")

1st floor – Mezzanine

Gym/Office 12.8m x 4.4m (42' x 14'5"): with ensuite

Outside

Gravel driveway, large garden areas (in need of landscaping).

Services

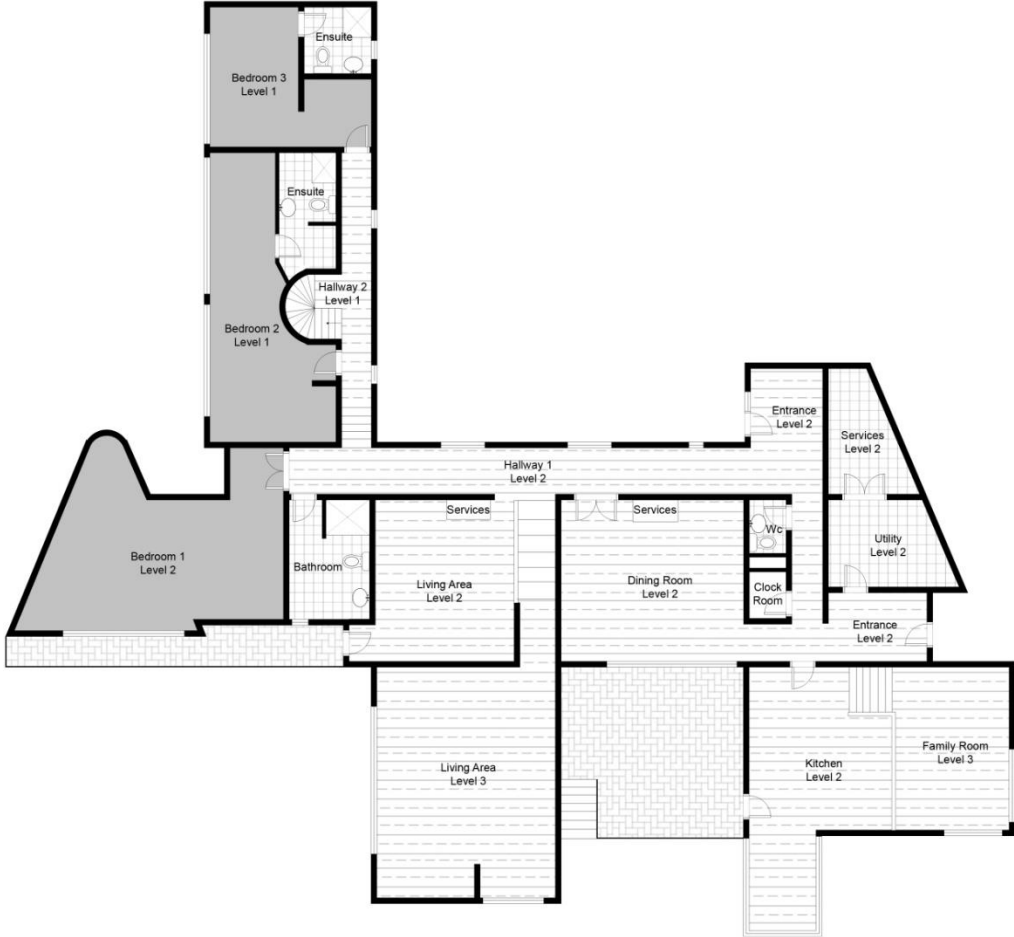
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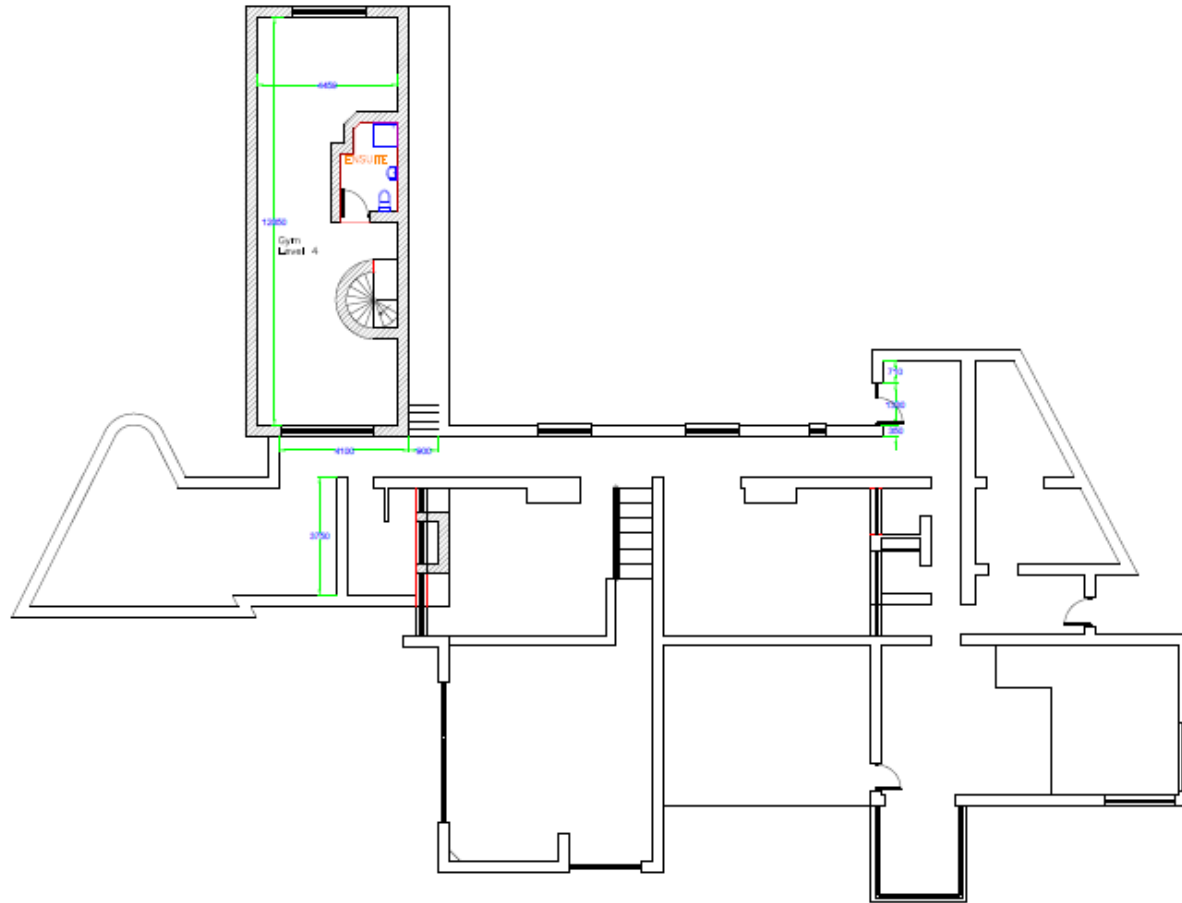
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GROUND FLOOR PLAN



First Floor plan Level 4
 Area = 57 meters Sq.



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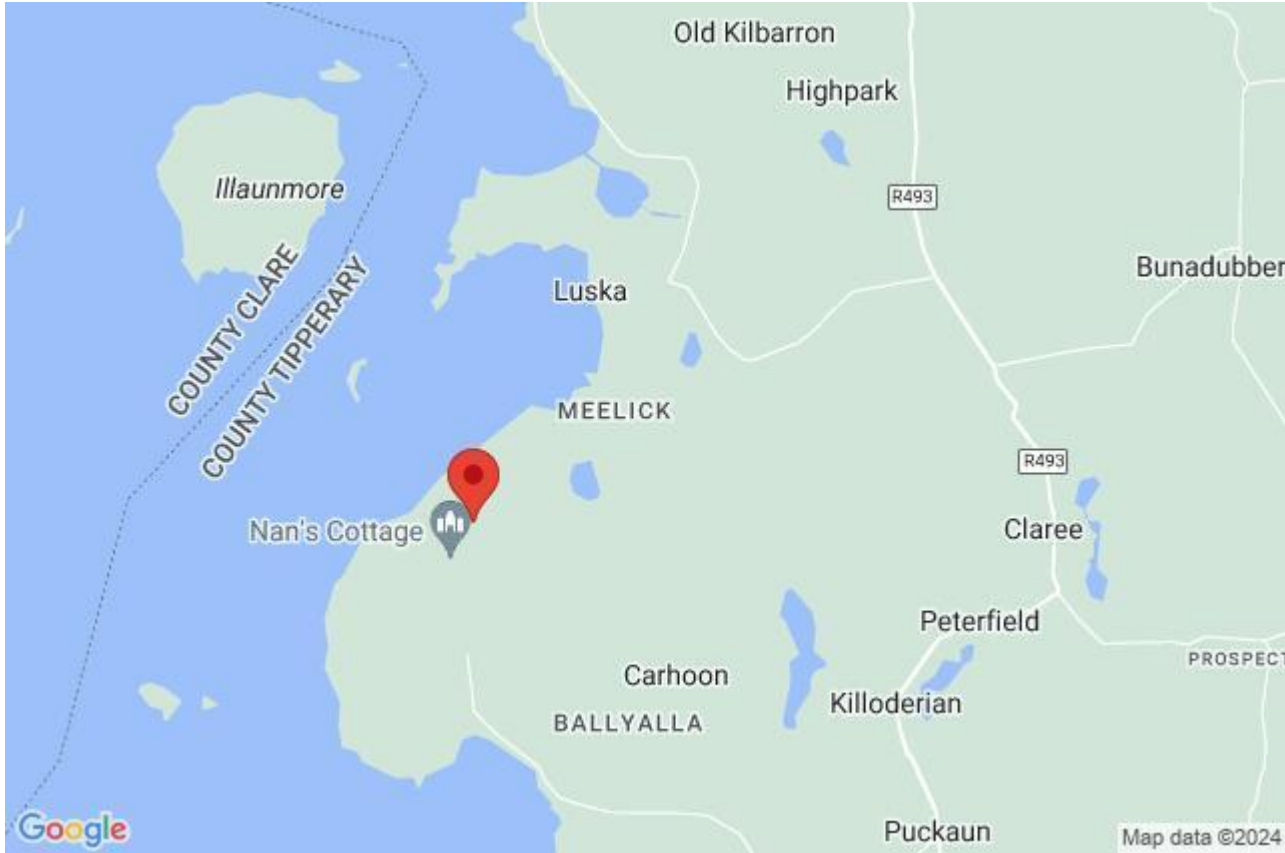
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Directions

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