

For Sale

Asking Price: €549,500

**Sherry
FitzGerald**
Talbot



Mill Road, Newtown, Nenagh, Co.
Tipperary, E45 VY40.

BER B3

sherryfitz.ie



Discover this beautifully presented five-bedroom, two-storey family residence extending to 265 sq. m. (G.I.A.), thoughtfully designed to deliver modern luxury and comfort. Built to exceptionally high standards in 2006, this impressive home features spacious, light-filled interiors and high-quality finishes throughout.

The property also includes a detached garage and a fully self-contained apartment, offering excellent flexibility for extended family, guests, or potential rental income.

Ideally located just 2.5 km from the charming village of Newtown—home to an excellent primary school, welcoming pubs/restaurant—this residence offers a peaceful rural lifestyle with convenient access to local amenities.

The picturesque Youghal Quay on Lough Derg is only 5.5 km away, perfect for scenic outings and water activities, while Nenagh is 9.5 km and Limerick 40 km, ensuring easy connectivity for commuting, shopping, and entertainment.

This exceptional home truly offers the best of both worlds—tranquil countryside living with modern convenience.



Accommodation

Ground Floor

Entrance Hall 10.60m x 1.15m (34'9" x 3'9"): with tiled floor, stairs to kitchen/dining/living

Playroom/Office 3.29m x 5.17m (10'10" x 17'): with tiled floor

Utility Room 3.95m x 2.07m (13' x 6'9"): with fitted units, large cupboard, control area etc. with tiled floor

Corridor 3.7m x 2.5m (12'2" x 8'2"): with under stairs storage area and tiled floor

Bedroom One 3.57m x 3.77m (11'9" x 12'4"): with tiled floor and walk in wardrobe

Bedroom Two 3.97m x 5.27m (13' x 17'3"): with tiled floor and two walk in wardrobes & French doors to garden

Tiled Ensuite 2.56m x 1.59m (8'5" x 5'3"): with double shower, wc and handbasin

Bedroom Three 3.59m x 3.88m (11'9" x 12'9"): with tiled floor and walk in wardrobe

Tiled Ensuite 1.99m x 2.18m (6'6" x 7'2"): with double shower, wc and handbasin

Bedroom Four 3.58m x 3.87m (11'9" x 12'8"): with walk in wardrobe & tiled floor

Bedroom Five 4.6m x 3.73m (15'1" x 12'3"): with tiled floor

Bathroom 1.78m x 3.75m (5'10" x 12'4"): with free standing bath, wc, handbasin, feature tiled wall and tiled floor

First Floor

Kitchen/Dining/Living 12.78m x 6.20m (41'11" x 20'4"): with gloss fitted kitchen, quartz worktops, Hotpoint stainless steel cooker, tiled floor, extractor hood, tiled floor and French doors to terrace

Terrace- 60 square metres with seating area enjoying expansive views.





Outside

Self contained Apartment 20' x 30' (600 sq ft), also beautifully manicured lawns, gravel driveway bordered by a post and rail fence.

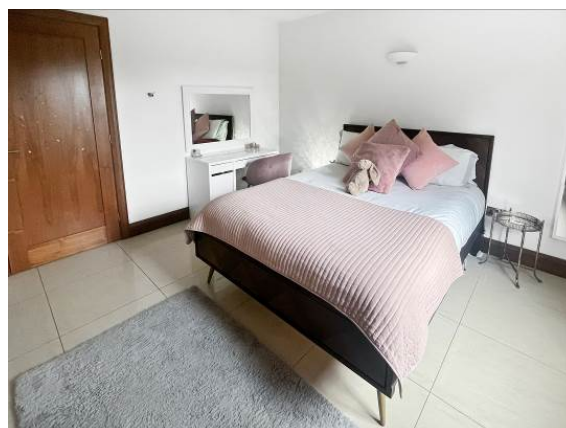
First Floor Terrace accessed from first floor living space with seating area and beautiful views over Lough Derg and the surrounding countryside.

Services

Water from private well, electricity, oil fired central heating (under floor), fibre broadband and septic tank

BER

BER B3, BER No. 118498328





Directions

Eircode E45VY40.





Ground Floor



Floor 1



Approximate total area^m

248.2 m²

Reduced headroom

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



NEGOTIATOR

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