



Townlough Upper, Ballina, County Tipperary
V94 F98D.



Beautifully presented meticulously maintained contemporary style bungalow residence on the eastern shores of Lough Derg with access to the lake shore.

Standing in an elevated 1.14 ha (2.8 acres) with mature gardens, patios which are ideal for alfresco dining. There are panoramic views of Lough Derg stretching along the Clare/ Galway Shorelines. Marvel at the breath-taking sun sets experienced from this magnificent Property which is situated in a prime location within 5 minutes' drive of the Ballina/ Killaloe.

SPECIAL FEATURES

- Spacious family residence in immaculate condition.
- Five bedrooms (all en-suite).
- Open plan kitchen and dining area.
- A bespoke walnut fitted kitchen.
- Elegant reception rooms.
- Sloping gardens with spectacular views of Lough Derg.
- Approx. 1.14 ha (2.8 acres) of grounds.
- Private and secluded gardens with mature planting.
- Direct access to the lake shore where there is potential for the construction of a harbour/ boat house (subject to planning permission).
- Ideal and sought-after location, close to Ballina/Killaloe.

The bright and generous entrance hall is flanked by the spacious dining room/ kitchen/ conservatory enjoying the daylight until sunset. A utility room accompanies the kitchen to the side. Through the double doors in kitchen will lead you to a luxurious sitting room which takes centre stage in the home.

Just off the dining room and down the hall will take you to superb bedroom accommodation which are all spacious and have access to en-suite facilities.





Accommodation

Entrance Hall 4.2m x 4.1m (13'9" x 13'5"): with marble tiled floor, door to courtyard, cornices & center piece

Internal Hall 6.1m x 1.0m (20' x 3'3"): with marble tiled floor

Sitting Room 9.0m x 5.1m (29'6" x 16'9"): with cast inset marble fireplace, walnut flooring, French doors to patio & double doors leading to Sun Lounge

Sun Lounge 3.1m x 2.8m (10'2" x 9'2"): with walnut flooring & French doors to patio area

Kitchen 10.3 (33'10")m x 5.0 (16'5")m/ 3.5 (11'6")m x 1.5 (4'11")m: with walnut fitted kitchen, integrated electric hob, double oven, microwave, dishwasher, int American fridge freezer, wine cooler

Utility Room 4.6m x 3.5m (15'1" x 11'6"): with fitted walnut units, plumbing for washing machine & control room

Bedroom One 5.2m x 3.0m (17'1" x 9'10"): with slide robe & shared ensuite

Shared Tiled En-Suite 2.45m x 2.1m (8' x 6'11"): with corner shower, wc. & hand basin

Bedroom Two 5.2m x 3.0m (17'1" x 9'10"): with slide robes

Bedroom Three 3.8m x 3.25m (12'6" x 10'8"): with slide robes

Tiled Shower Room/ En-Suite 3.25m x 1.8m (10'8" x 5'11"): with corner shower, wc & hand basin with under sink storage

Bedroom Four 4.5m x 3.8m (14'9" x 12'6")

Walk in wardrobe 3m x 2.2m (9'10" x 7'3"): with fitted shelving/ hanging rails etc.

Tiled En-Suite 2.2m x 1.3m (7'3" x 4'3"): with corner shower, wc, hand basin & under sink storage

Bedroom Five 5.0m x 3.9m (16'5" x 12'10"): with box window

Tiled En-Suite/ Bathroom 3.0m x 2.25m (9'10" x 7'5"): with bath, electric shower, wc & hand basin









Outside

Internal courtyard, gravel drive with electric gates, manicured lawns with planted shrubberies.

Services

High speed broadband, mains electricity, oil fired central heating, mains water, septic tank, private well.

Features

Contemporary style finish.

All internal doors are walnut.

Doors & windows are Rationale.

FIXTURES & FITTINGS | All carpets, curtains, blinds and integrated appliances included in sale.

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Approximate total area⁽¹⁾
3059.62 ft²

(1) Excluding balconies and terraces

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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Location

The twin towns of Ballina/Killaloe which are just approximately 5km from Townlough are amongst Ireland's most picturesque attractions and are linked by a 13-arch bridge. A wide range of shops and restaurants are found within this beautiful spot including: Goosers restaurant, Tuscany restaurant, Flanagan's bar and restaurant, SuperValu, Aldi and many boutique shops and cafes

You'll find local shops at Portroe, just over 6km away, while Nenagh is nearby, with a wide range of artisan stores, supermarkets, bars, cafés, restaurants, and schools. Access to the M7 is at Birdhill which brings you to Shannon Airport in approx. 45 minutes, and Dublin is less than a two hours' drive. Limerick City with its University and International Business Centre is also close at hand.

Garrykennedy Village, approximately ten minutes' drive away, is a renowned holiday, sailing and recreational destination on Ireland's famous Lough Derg. There is a modern marina, and the idyllic village is home to Larkin's bar, known around the world as a destination for its excellent food, atmosphere, and music.

While Lough Derg is an unspoilt epicentre for sailing, boating, fishing and other water sports, there is also a choice of golf courses on your doorstep, and a range of sporting clubs. The Lough Derg Walking Way and cycle path are both close to hand

Ballina/Killaloe 5.6km / 8 minutes' drive

Portroe 6km / 3 minutes drive

Garrykennedy Village 7km / 2 minutes' drive

Nenagh and M7 18.9km / 15 minutes' drive

Limerick 36 km / 30 minutes' drive

Shannon Airport 60km / 45 minutes' drive

Dublin 188km / 1 hour 45 minutes' drive

Dublin Airport 191km / 1 hour 50 minutes' drive

(all times & distances approximate)

Eircode

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