

# For Sale

Asking Price: €425,000

Sherry  
FitzGerald  
Talbot



Traverstown, Dolla, Nenagh,  
Co. Tipperary, E45 DH42.

BER B3

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



Sherry FitzGerald Talbot is delighted to present this exceptional four-bedroom home, designed and finished to the highest standard. Set on a mature 0.7 ha (1.8 acre) plot. This property features nicely landscaped gardens and a fully lofted detached garage, which is suitable for conversion to a self-contained apartment (subject to planning permission).

Ideally located in a quiet cul-de-sac just 1.2 km from the Dolla Village, it offers easy access to the M.7 motorway and is only 10 km from the vibrant town of Nenagh. It is also within close proximity to Limerick City (43 km) and Shannon Airport (60 km).

Don't miss the chance to make this beautiful house your forever home. Contact us today to arrange a viewing!



## Accommodation

**Entrance Hall** 4.1m x 2.9m (13'5" x 9'6"): with tiled floor and stairs to overhead accommodation

**Living Room** 5.1m x 5.1m (16'9" x 16'9"): with oak fireplace with cast insert, bay window, oak floor, bay window and oak beamed ceiling.

**Sun Room** 4.2m x 3.8m (13'9" x 12'6"): with tiled floor, coving and sliding patio door

**L-Shaped Kitchen/Dining/Living** 4.2m (13'9") x 3.7m (12'2") / 6.7m (22') x 3.8m (12'6"): with oak fitted kitchen with Rangemaster cooker, dishwasher, work island, solid fuel stove, beamed ceiling and door leading to conservatory

**Back Hall** 2.4m x 2.0m (7'10" x 6'7")

**Utility Room** 2.6m x 2.5m (8'6" x 8'2"): with fitted units, plumbing for washing machine and tiled floor

**Side Hall** open to area with provision for opening to the exterior where there is raft foundation suitable for an extension (subject to planning permission)

**Bedroom One** 3.95m x 3.5m (13' x 11'6"): with laminated floor & walk in wardrobe

**Ensuite** 2.4m x 1.0m (7'10" x 3'3"): with shower, wc, handbasin (tiled area around shower)

**WC** 2.1m x 1.2m (6'11" x 3'11"): with handbasin

**1st Floor** spacious landing with hot press

**Bedroom Two** 4.6m x 4.4m (15'1" x 14'5"): with oak effect laminated timber floor and walk in wardrobe

**Ensuite** 3.36m x 2.95m (11' x 9'8"): with bath, shower, wc and handbasin

**Bedroom Three** 5.1m x 3.5m (16'9" x 11'6"): with built in wardrobe

**Dressing Room** 3.0m x 2.0m (9'10" x 6'7"): with laminated floor and plumbing for en-suite

**Bedroom Four** 3.9m x 3.0m (12'10" x 9'10"): with laminated floor and built in wardrobe

**Bathroom** 2.8m x 2.6m (9'2" x 8'6"): with bath, wc, handbasin, electric shower and velux window





### Outside

**Garage** 6.3m x 6.0m (20'8" x 19'8"): with roller doors

**Workshop** 6.0m x 3.8m (19'8" x 12'6")

**1st Floor**

**Loft Area** 7.7m x 3.0m (25'3" x 9'10"): with velux windows

### Services

Group water scheme, electricity, oil fired central heating & drainage by septic tank.

### BER

BER B3, BER No. 106201494





**Directions**

Eircode E45DH42





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
228.64 m<sup>2</sup>  
Reduced headroom  
8.44 m<sup>2</sup>

(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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