



Lisheen, Portroe,
Nenagh,
Co. Tipperary, E45KF65.

Sherry
FitzGerald
Talbot





Discover this beautifully appointed and meticulously presented two-storey residence, ideally situated on an elevated 0.46-hectare site. Enjoy commanding views of Lough Derg from this well-designed home, which offers both privacy and serenity. Nestled on a secluded cul-de-sac on the outskirts of Portroe Village, this property promises an exclusive and tranquil living experience. Perfect for those seeking a peaceful retreat with breathtaking lake views.



Accommodation

Entrance Hall 4.45m x 4.2m (14'7" x 13'9"): with marble tiled floor, paneling, double height ceiling, under stair storage & oak cut string stairs leading to overhead accommodation

Sitting Room 4.6m x 4.3m (15'1" x 14'1"): with cast inset timber fireplace and bay window

Dining Room 6.2m x 3.5m (20'4" x 11'6"): with oak flooring

Kitchen / Dining Room 6.2 m(20'4") x 3.5 m(11'6") / 4 m(13'1") x 3 m(9'10"): with hardwood painted kitchen, gas hob, electric oven, breakfast counter and marble tiled floor

Living Room 5m x 4.7m (16'5" x 15'5"): with oak flooring, bay window, sliding patio door, marble fireplace with solid fuel stove

Back Hall

Shower Room 3m x 1.16m (9'10" x 3'10"): with double shower tray, wc and handbasin

Utility Room 3m x 2.1m (9'10" x 6'11"): with tiled floor, fitted units and plumbed for washing machine

Self contained office / studio 6.3m x 4.9m (20'8" x 16'1"): with laminate flooring, including boiler room

Office 3.1m x 1.95m (10'2" x 6'5"): with laminate flooring

First Floor Landing with hot press

Master Bedroom 7.3m x 4.75m (23'11" x 15'7"): with bay window

Ensuite 3.1m x 2.4m (10'2" x 7'10"): with bath, shower, wc and handbasin

Walk in wardrobe 3m x 2.1m (9'10" x 6'11"): with fitted shelving and oak flooring

Bedroom 2 3.5m x 3.5m (11'6" x 11'6"): with sliderobe and oak flooring

Bedroom 3 4.5m x 3.1m (14'9" x 10'2"): with sliderobe and oak flooring

Ensuite 3.2m x 1.5m (10'6" x 4'11"): with double shower, wc and handbasin

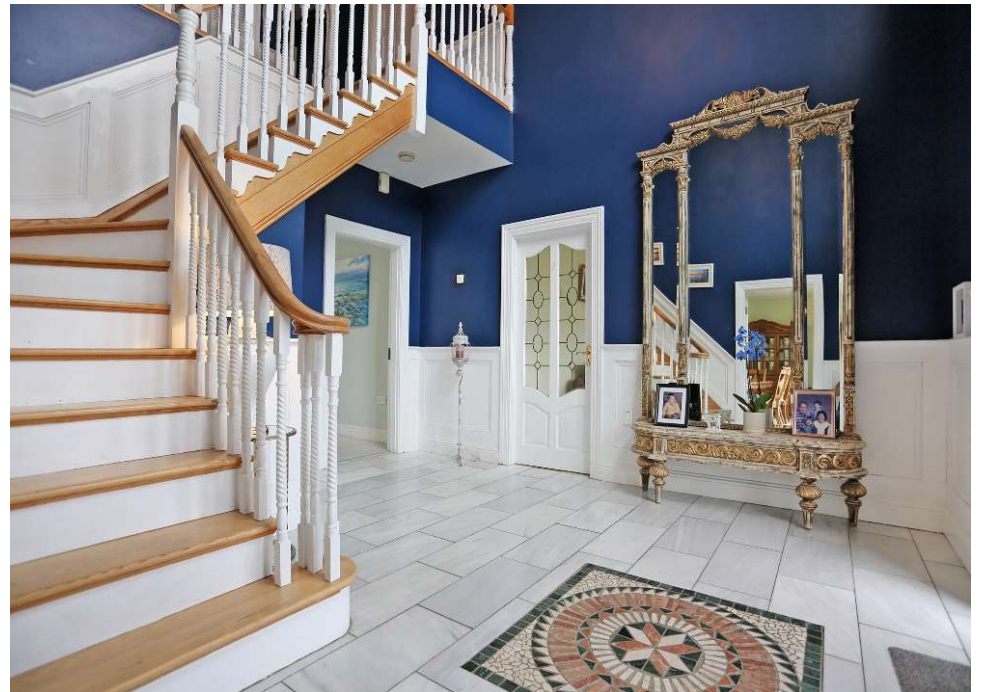
Bedroom 4 8.6m x 4.2m (28'3" x 13'9"): with oak flooring

Bedroom 5 4m x 3.3m (13'1" x 10'10"): with oak flooring

Bathroom 2.95m x 2.6m (9'8" x 8'6"): with corner bath, wc, handbasin and corner shower

Workshop/Garage 3.6m (11'10") x 3m (9'10") / 3.3m (10'10") x 1.5m (4'11"): with roller door and fitted shelving











Floor 0



Floor 1

Approximate total area⁽¹⁾

325.97 m²

Reduced headroom

6.1 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Services

Private well, electricity, broadband, drainage by septic tank and oil-fired central heating.

Outside

Beautifully mature lawns front and rear & tarmac driveway. Also shed.

BER

BER C1

BER No. 115563751

Location

Location - Within 12 km of Nenagh, 12 km of the twin towns of Ballina/ Killaloe, 46 km of U.L, 49 km of Limerick and 76 km of Shannon Airport.

Directions

Eircode E45KF65







COUNTY CLARE
COUNTY TIPPERARY

Castlelough Forest

CORNODE

Larkins

LACKAROE

GARRANMORE

GARRYKENNEDY

CASTLELOUGH

YOUGHAL

Castlelough public park

R494

Portroe

R494

CASTLETOWN

R494

Ballingear

Loughtea

Sarah's Boarding Kennels

CURRAGH

Ballymoylan

Google

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