

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







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 $5m \times 4.7m (16'5'' \times 15'5'')$: 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 $3.6m (11'10") \times 3m (9'10") / 3.3m (10'10") \times 1.5m (4'11")$: with roller door and fitted shelving

















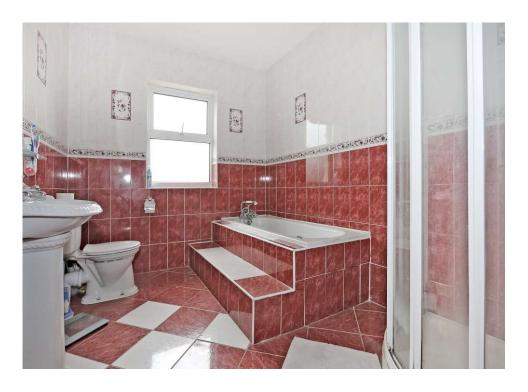














Services

Mains water, 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









SELLING AGENT

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Talbot

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