



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<sup>(1)</sup>**

325.97 m<sup>2</sup>

**Reduced headroom**

6.1 m<sup>2</sup>

(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

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











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

Map data ©2024





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