

# For Sale

Asking Price: €349,500

Sherry  
FitzGerald  
Talbot



Shannon Lane, Terryglass,  
Co.Tipperary, E45 E437.

BER C3

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





Discover tranquil lakeside living in this charming bungalow nestled within private mature gardens comprising approx. 0.23 ha in the picturesque village of Terryglass. This well-maintained residence offers a peaceful retreat while being conveniently located within 300 meters of local amenities including Paddys Bar & The Derg Inn, church and Terryglass National School. Embrace the beauty of lakeside living with easy access to Terryglass's deep water harbour on Lough Derg, just 250 meters from your doorstep.

Step inside to find a welcoming interior featuring three large bedrooms and two reception rooms, ideal for comfortable family living or a relaxing holiday getaway. Outside, the mature gardens provide a tranquil setting for outdoor enjoyment and entertaining. Don't miss the opportunity to make this lakeside bungalow your own haven in the heart of Terryglass.



## Accommodation

**Entrance Hall** 4m x 1.85m (13'1" x 6'1"):  
with solid oak flooring & cloak press.

**Livingroom** 5.4m x 1.85m (17'9" x 6'1"):  
with ornate fireplace with insert stove,  
solid oak flooring and opening leading to-

**Dining room** 3.2m x 2.8m (10'6" x 9'2"):  
with solid oak flooring

**Kitchen** 3.5m x 3.3m (11'6" x 10'10"):  
with gloss fitted kitchen, "Flavel" cooker  
and extractor hood.

**Utility Room** 2.2m x 1.5m (7'3" x 4'11"):  
with slate flooring and plumbing for  
washing machine.

**Bedroom 1** 3m x 2.95m (9'10" x 9'8"):  
with built in wardrobe and vanity suite

**Bedroom 2** 4m x 3.7m (13'1" x 12'2"):  
with built in wardrobe and vanity suite

**Bedroom 3** 4m x 3.95m (13'1" x 13'):  
with built in wardrobe and vanity suite

**Shower room** 3.3m x 2.65m (10'10" x  
8'8"): with electric shower, w.c. hand  
basin and bidet

**Attic:** insulated and suitable for  
conversion







### Garden

Mature gardens front and rear. Large decking/seated area to the side of the house. Large wooded area to the rear of the property. Also Garage 5.5m x 5m with electric roller door and shed incl. fuel house 9.5m x 5m

### Features

Walls pumped with insulation, uPVC double glazed windows, new oil boiler (c.3 years) (google nest controlled), upgraded bathroom.

### Services

Mains water, sewerage, electricity and oil-fired central heating.

### BER

BER C3, BER No. 104807276







### Directions

E45E437

### Location

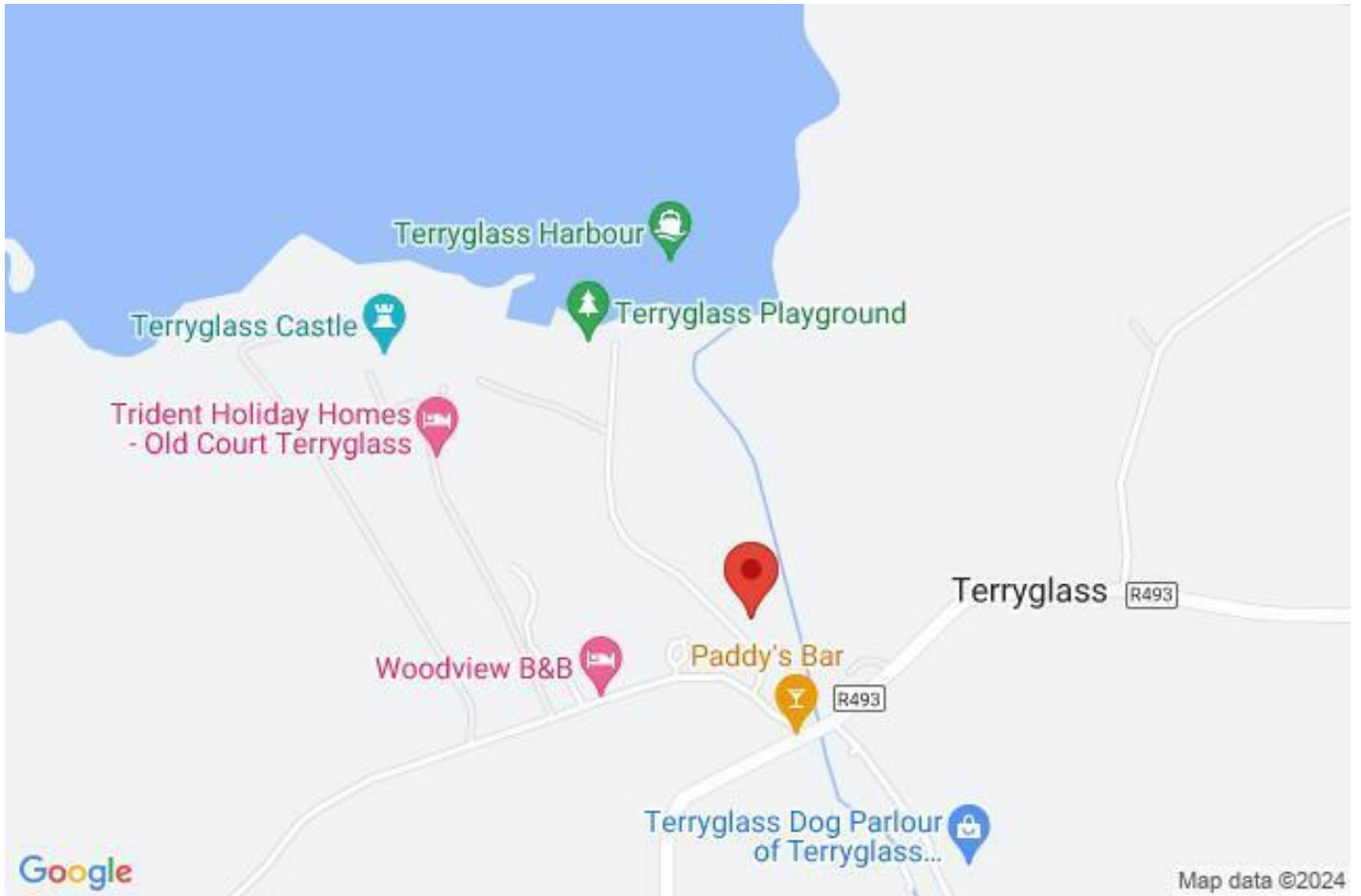
Terryglass is renowned for its natural beauty and community spirit, making it a sought-after destination for those seeking a harmonious blend of countryside living and modern convenience. Enjoy leisurely walks by the lake, watersports activities, fresh water swimming or scenic drives through the countryside, and the warmth of village life—all just steps from your doorstep.

### Amenities

Local amenities within 300 metres & deep water harbour on Lough Derg just 250 metres away. Also close to outdoor recreational opportunities including boating, fishing, and hiking.







**NEGOTIATOR**

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