



Cornalack, Terryglass,  
Co. Tipperary.

Sherry  
FitzGerald  
Talbot





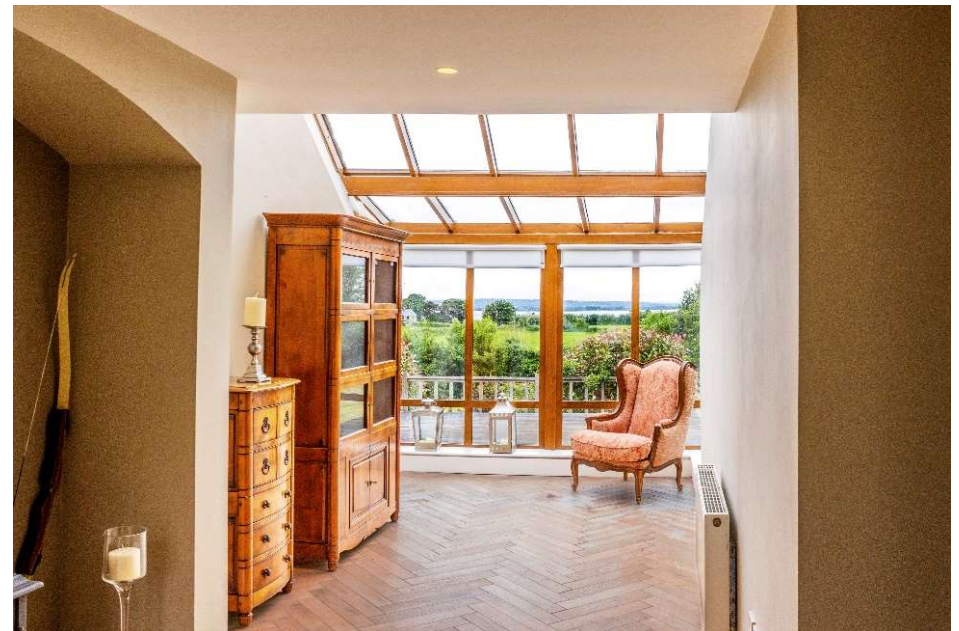
**Sherry FitzGerald Talbot are delighted to offer to the market this beautifully appointed meticulously maintained residence ideally suitable as a family home or for holiday occupancy.**

**Set in mature private gardens this Property stands in a sizable 0.32 ha (0.8 acre) elevated site capturing commanding views of Lough Derg.**

Situated in a quietly situated in a friendly rural district within 3km of the award-winning lakeside village of Terryglass which is renowned for its water sports facilities and famous pubs/restaurants which include Paddy's Bar & The Derg Inn.

There is also an excellent Primary school in the village and convenience store for all the shopping essentials.

It is seldom the opportunity arises to procure a Property of such immense character enjoying complete privacy and tranquillity in this particular location and inspection thereof is confidently recommended.





## Accommodation

**Reception Hall** 8.3m x 2.5m (27'3" x 8'2"): with solid fuel stove, parquet flooring and recessed lighting

**Corridor** with parquet flooring

**Dining/Living Area** 7.0m x 5.8m (23' x 19'): with solid fuel stove, oak flooring, feature curved wall & vaulted ceiling

**Kitchen** 5.4m x 3.8m (17'9" x 12'6"): with hand-painted kitchen, electric hob, oven, dishwasher, solid fuel stove, tiled floor, opening to Dining/Living Room

**Utility Room** 3.4m x 2.0m (11'2" x 6'7"): with hand painted units and tiled floor

**Bedroom One** 4.0m x 2.9m (13'1" x 9'6"): with oak flooring

**Bedroom Two** 4.6m x 4.5m (15'1" x 14'9"): with oak flooring

**Ensuite** 2.7m x 1.5m (8'10" x 4'11"): with shower, wc and handbasin

**Tiled Bathroom** 3.6m x 2.75m (11'10" x 9'): with bath, wc, handbasin, hot press and heated towel rail

**Bedroom Three** 4.1m x 3.3m (13'5" x 10'10"): with oak floor

**Tiled Ensuite** 1.7m x 1.5m (5'7" x 4'11"): with shower, wc and handbasin

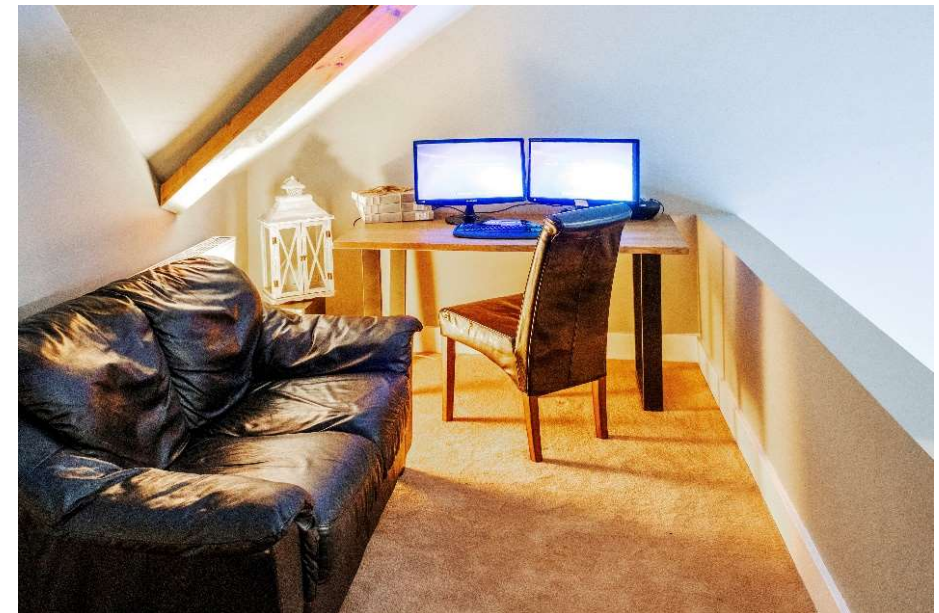
### First Floor

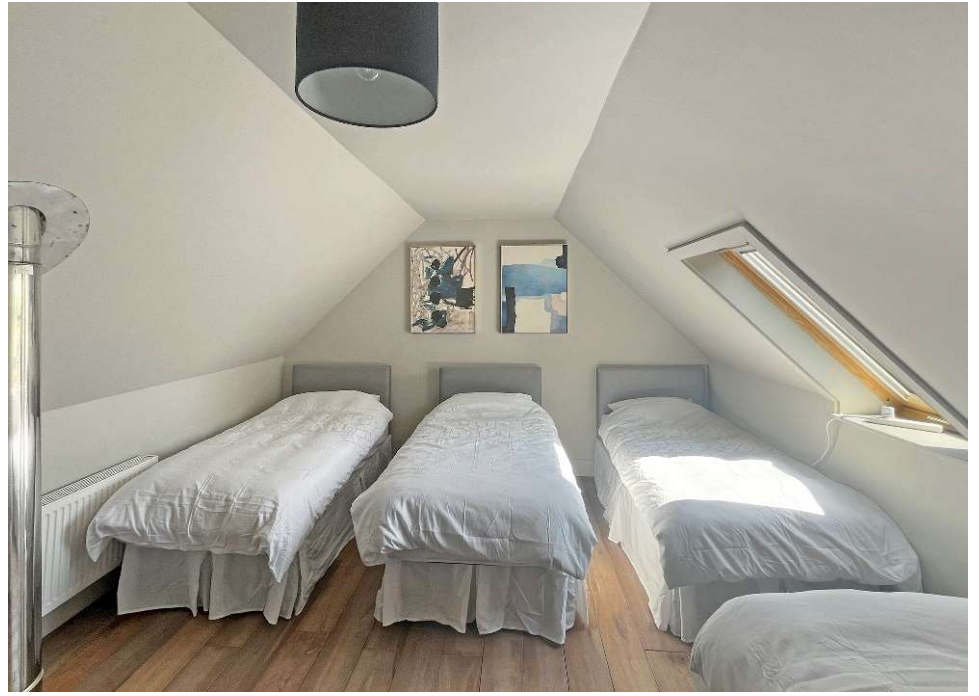
**L- Shaped Mezzanine** 7.6m (24'11") x 2.3m (7'7") / 5.5m (18'1") x 2.0m (6'7") overlooking the Dining/ Living area

**Bedroom Four** 7.7m (25'3") x 5.2m (17'1") / 3.1m (10'2") x 2.8m (9'2"): with oak floor, velux windows

**Ensuite** 2.3m x 0.85m (7'7" x 2'9"): with shower, wc and handbasin

**Bedroom Five** 4.75m x 3.8m (15'7" x 12'6"): with oak floor











Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

2722.47 ft<sup>2</sup>

Reduced headroom

197.21 ft<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, oil fired central heating, fibre broadband and septic tank.

### Outside

Decking area, sauna, shed.

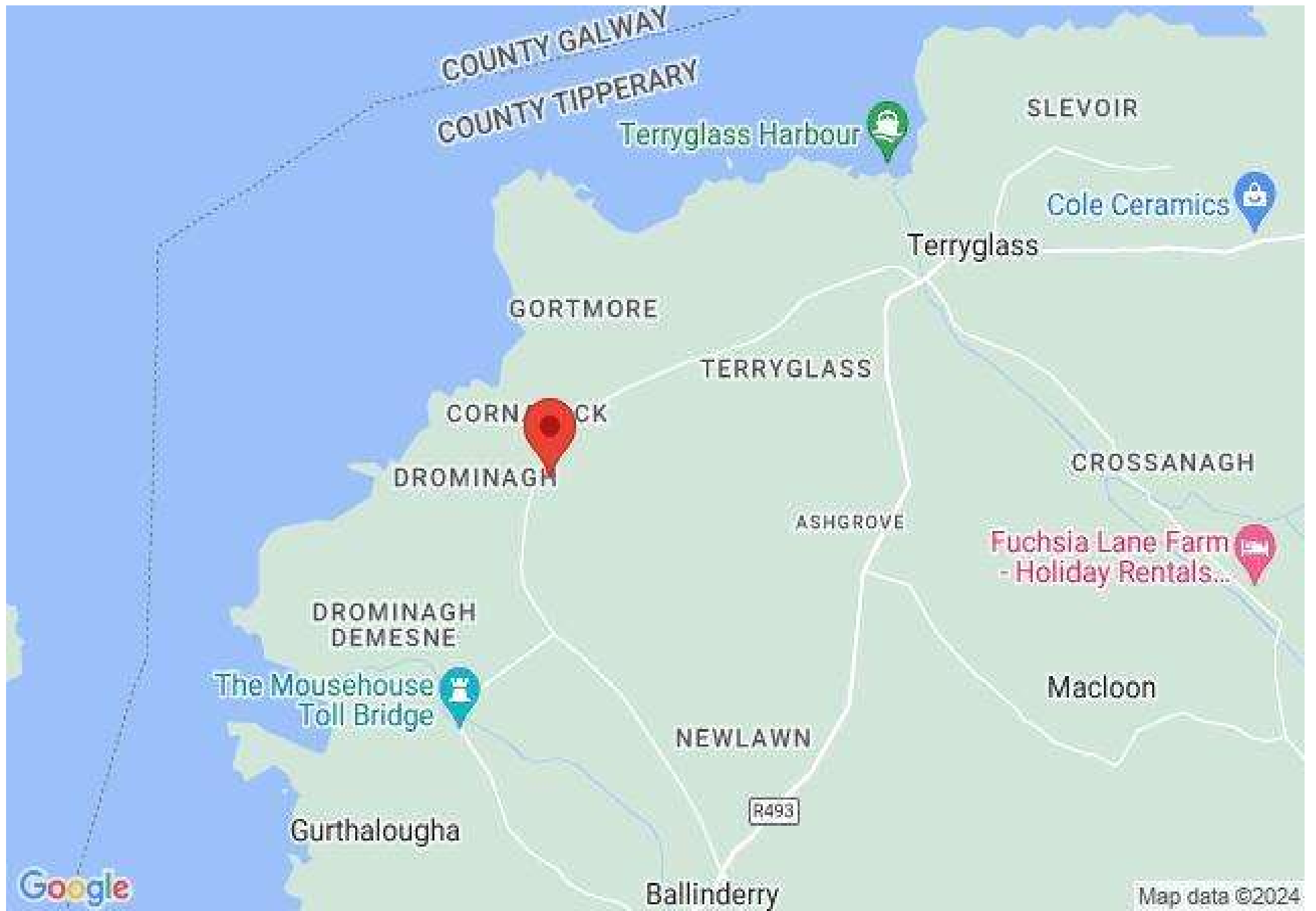
### BER

BER C2  
BER Number 117434837

### Directions

Eircode E45RR29





COUNTY GALWAY  
COUNTY TIPPERARY

Terryglass Harbour

SLEVOIR

Cole Ceramics

Terryglass

GORTMORE

TERRYGLASS

CORNOCK

DROMINAGH

CROSSANAGH

ASHGROVE

Fuchsia Lane Farm  
- Holiday Rentals...

DROMINAGH  
DEMESNE

The Mousehouse  
Toll Bridge

Macloon

NEWLAWN

R493

Gurthallowha

Ballinderry

Google

Map data ©2024



#### SELLING AGENT

William Talbot  
Sherry Fitzgerald Talbot  
52 Kenyon Street  
Nenagh, Co. Tipperary

T: +353 (0) 67 31496  
E: [william@sftalbot.ie](mailto:william@sftalbot.ie)  
W: [sherryfitz.ie/branch/nenagh](http://sherryfitz.ie/branch/nenagh)  
PSRA No. 001010

**CONDITIONS TO BE NOTED:** *A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.*

---