



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⁽¹⁾

2722.47 ft²

Reduced headroom

197.21 ft²

(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









SELLING AGENT

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