



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.

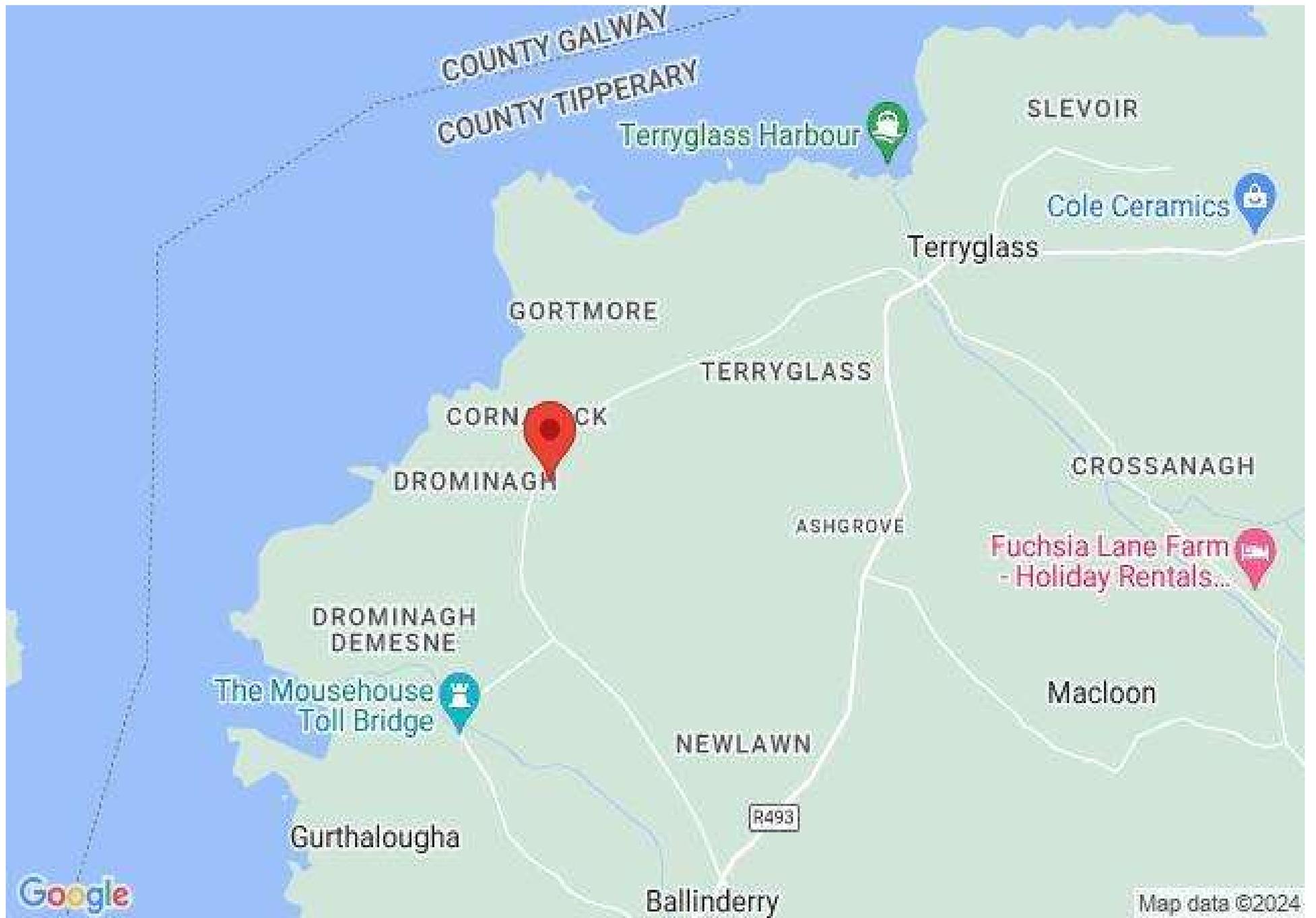
### BER

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

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