

For Sale

Asking Price: €325,000

**Sherry
FitzGerald**
Talbot



Urra, Puckane, Nenagh, Co.
Tipperary, E45X472

BER E1

sherryfitz.ie



A beautifully presented, meticulously maintained dormer bungalow with excellent outdoor space for boat storage etc. Standing in a private $\frac{1}{4}$ acre (0.10 ha.) site enjoying commanding views of Lough Derg and its scenic hinterland. It will ideally commend itself for both full time occupation or holiday purposes. It enjoys complete privacy and seclusion yet it is situated within 2.5 km of Puckane, 4.5 km of Dromineer (on Lough Derg) and 12 km of Nenagh.



Accommodation

Entrance Hall 3.99m x 1.86m (13'1" x 6'1"): with laminate oak flooring, stairs to overhead accommodation.

Kitchen/Dining room 3.78m x 3.65m (12'5" x 12'): cream country style fitted kitchen, integrated electric oven & hob, belfast sink, french doors to garden. Dining area with laminate oak style flooring.

Pantry 3.78 (12'5")m x 1.14 (3'9")m ???????:

Living Room 5.31m x 3.64m (17'5" x 11'11"): with laminate oak style flooring, solid fuel inset stove with brick surround.

Bedroom 1 3.30m x 2.55m (10'10" x 8'4"): with carpet floor covering.

Shower room 2.61m x 1.16m (8'7" x 3'10"): with shower, wc, hand basin.

Integrated Garage 5.22m x 3.01m (17'2" x 9'11") incorporating utility area.

Upstairs

Landing 1.96m x 1.77m (6'5" x 5'10"):

Bedroom 2 4.55m x 3.31m (14'11" x 10'10"): with carpet floor covering.

Bedroom 3 4.64m x 4.55m (15'3" x 14'11"): with carpet floor covering.

Bedroom 4 3.30m x 1.47m (10'10" x 4'10"):

Bathroom 2.84m x 2.44m (9'4" x 8'): fully tiled with bath, wc, hand basin.





Directions

E45X472

Features & Services

Mains water, electricity, oil fired central heating and drainage by septic tank.

BER BER E1, BER No. 101651522





Ground Floor



Floor 1



Approximate total area⁽¹⁾

135.1 m²

Reduced headroom

3.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



NEGOTIATOR

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SOLICITOR

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