

REA

Eoin Dillon



5 BEDROOM DETACHED Holiday Home
G.I.A. 136.49m² (1,469 sq. ft.)

FOR SALE BY ONLINE AUCTION

13 The Lodges,
St Joseph`s Road
Portumna
County Galway
H53 PK44

AMV €99,950

Online Auction: 5th Decemeber 2024
12.30pm– 13.00pm

Interested parties should register in advance of the
auction on <https://readillon.bidnow.ie> **AND**
pay/preauthorise a €5,000 bidding deposit.

BER E1

DESCRIPTION

ONLINE AUCTION – 5th December 2024

This exceptional holiday home is now available for sale in a highly sought after location on the shores of Lough Derg, in Portumna, County Galway.

Spanning 136.49 m² (1,469 sq ft), this spacious detached property offers five bedrooms, including one with an ensuite, two additional bathrooms, and a large open plan living space that seamlessly combines the reception, dining, and kitchen areas. The layout is enhanced by floor to ceiling windows and double doors, flooding the room with natural light and providing access to a private decking area for outdoor relaxation.

Set within the scenic grounds of the former Shannon Oaks Hotel & Country Club, the lodge is ideally located just a short walk from Portumna Forest Park, Portumna Castle and Abbey, the golf course, and Castle Harbour on Lough Derg. Galway City Centre is conveniently accessible, only 70 km away.

Surrounded by natural beauty, this holiday home offers both tranquillity and proximity to key local attractions, making it the perfect retreat.

Viewing is recommended.

FEATURES

- 5 bed detached holiday home located in Portumna, Co. Galway on the shores of Lough Derg
- Gas fired central heating, mains water and sewerage
- Short walk from Portumna Forest Park, Portumna Castle and Abbey, the golf course and Castle Harbour
- Broadband availability
- Spanning 136.49 sq.m. / 1,469 sq.ft.



ACCOMMODATION

Ground Floor

- Kitchen 3.8m (12'6") x 3.46m (11'4") Wood flooring, fitted units, electric oven and hob
- Living Room 5.42m (17'9") x 4.67m (15'4") Wood flooring, open fireplace
- Bedroom 1 4.07m (13'4") x 3.77m (12'4") Wood flooring and built in units
- Bedroom 2 3.77m (12'4") x 3.08m (10'1") Wood flooring and built in storage
- WC 2.12m (6'11") x 1.54m (5'1") Wood flooring, shower, WC and WHB

First Floor

- Bedroom 3 (main) 5.33m (17'6") x 4.69m (15'5") Carpet flooring, fitted units and en suite
- Bedroom 4 3.12m (10'3") x 2.78m (9'1") Carpet flooring
- Bedroom 5 3.64m (11'11") x 2.77m (9'1") Carpet flooring
- Bathroom 2.73m (8'11") x 1.76m (5'9") Tiled flooring, WC, WHB, bath with shower overhead





PRICE

€99,950

VIEWING

By appointment

Contact Negotiators:
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County Tipperary, E45 W244

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E: info@readillon.ie

www.readillon.ie

PSRA - 001790

DIRECTIONS

The property is located in the grounds of the old Shannon Oaks Hotel & Country Club by the shores of Lough Derg.

Approx 70km from Galway city centre, 31 km to Nenagh and a very short walk to Portumna town.

BUILDING ENERGY RATING (BER)

BER: E1

BER No: 117857938

Energy Performance Indicator: 302.22 kWh/m²/yr



the mark of
property
professionals
worldwide



The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Eoin Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.

