

REA

Eoin Dillon



FOR SALE BY PRIVATE TREATY

Luska, Coolbawn
Nenagh
County Tipperary
E45 R271

AMV €295,000

BER E1

DESCRIPTION

Prepared to be impressed by the tranquil lakeside location of this three bedroom bungalow with uninterrupted lake views. This property is situated on a quiet cul de sac on Luska Pier, filled with stunning views of the lake.

The lake shore property sits on a generous 1.03 acre site with only meters from the waters edge with breathtaking views of Lough Derg & has scope for further development if desired (subject to planning permission).

This charming residence offers well appointed accommodation comprising of an entrance hallway with parquet flooring. The open plan kitchen/living/dining area features tiled flooring, fitted units, cooker, tiled splashback and sliding doors to the front of the property offering superb lake views. The sitting room has the original timber flooring. There are three double bedrooms in this property, two of which have timber flooring and fabulous lake views. The main bedroom has carpeted flooring and an en-suite bathroom. The bathroom has tiled flooring, shower, W.C. and W.H.B.

Luska Pier provides access to Lough Derg, a majestic lake located between the counties of Clare, Tipperary and Galway where you will find activities to keep you entertained; sailing, canoeing, fishing, looped walked and magnificent scenery.

This bungalow is situated 5km to Coolbawn village, 6km to Puckane and 11km to the picturesque village of Terryglass and is in turn-key condition ready for immediate occupancy.

Viewing highly recommended.

FEATURES

- Three bedroom residence ready for immediate occupancy
- Uninterrupted lake views of Lough Derg with direct access adjacent to the property
- Mature site of 1.03 acres
- O.F.C.H.
- Ideal Holiday/Retirement Home



ACCOMMODATION

Ground Floor

- Entrance hallway 3.1m (10'2") x 1.4m (4'7") Parquet flooring
- Kitchen/Living/Dining room 7.32m (24'0") x 3.67m (12'0") Tiled flooring, fitted units, tiled splashback, cooker & hob, plumbed for dishwasher and washing machine with sliding doors to the front of the property with lake views
- Sitting room 4.9m (16'1") x 3.94m (12'11") Solid timber flooring and lake views
- Bedroom 1 2.31m (7'7") x 1.57m (5'2") Carpeted flooring and built-in wardrobe
- En-suite bathroom 1.73m (5'8") x 1.49m (4'11") Tiled flooring, shower, W.C. and W.H.B.
- Bedroom 2 3.43m (11'3") x 3.03m (9'11") Timber flooring & lake views
- Bedroom 3 4.56m (15'0") x 2.98m (9'9") Timber flooring & lake views
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PRICE

€295,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh take the main Borrisokane road (N52). Take the 2nd exit at the roundabout heading for Borrisokane. In 850m take the slip road to the left signposted Puckane (R493). Continue for 10.4km proceeding through Puckane following the signs for Coolbawn. Turn left for Luska Quay & drive for 2km. The property will be on your left hand side identified by our For Sale sign. Eircode: E45 R271

BUILDING ENERGY RATING (BER)

BER: E1

BER No: 103174850

Energy Performance Indicator: 313.83 kWh/m²/yr



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