

FOR SALE



House on Lough Derg, Tipperary.

With full planning permission for extension + boat house.

*"In an idyllic lakeshore setting, this Bungalow nestles on the eastern shores of Lough Derg in North Tipperary, Ireland.
It has a sense of timeless tranquility."*

SITE LOCATION

The property is situated on an exceptional site, practically on the lake and on a quiet cul de sac at Luska Pier.

The Cameron and Illaunmore Islands are visible from the property and Nenagh Town is approximately 15.5 kilometres away with the picturesque village of Terryglass being 11 kilometres.

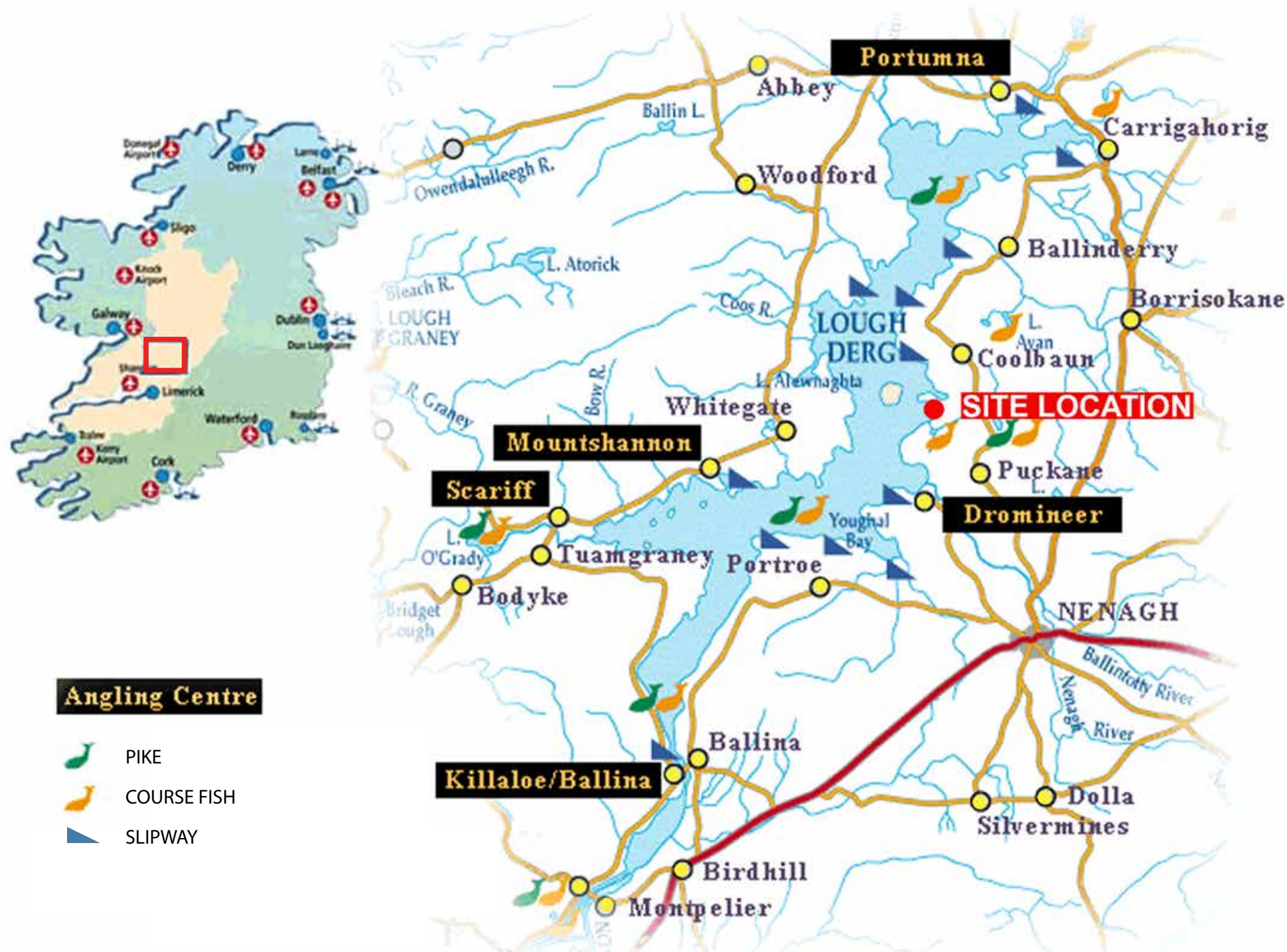
Luska Pier provides access to Lough Derg which is Ireland's largest pleasure lake.

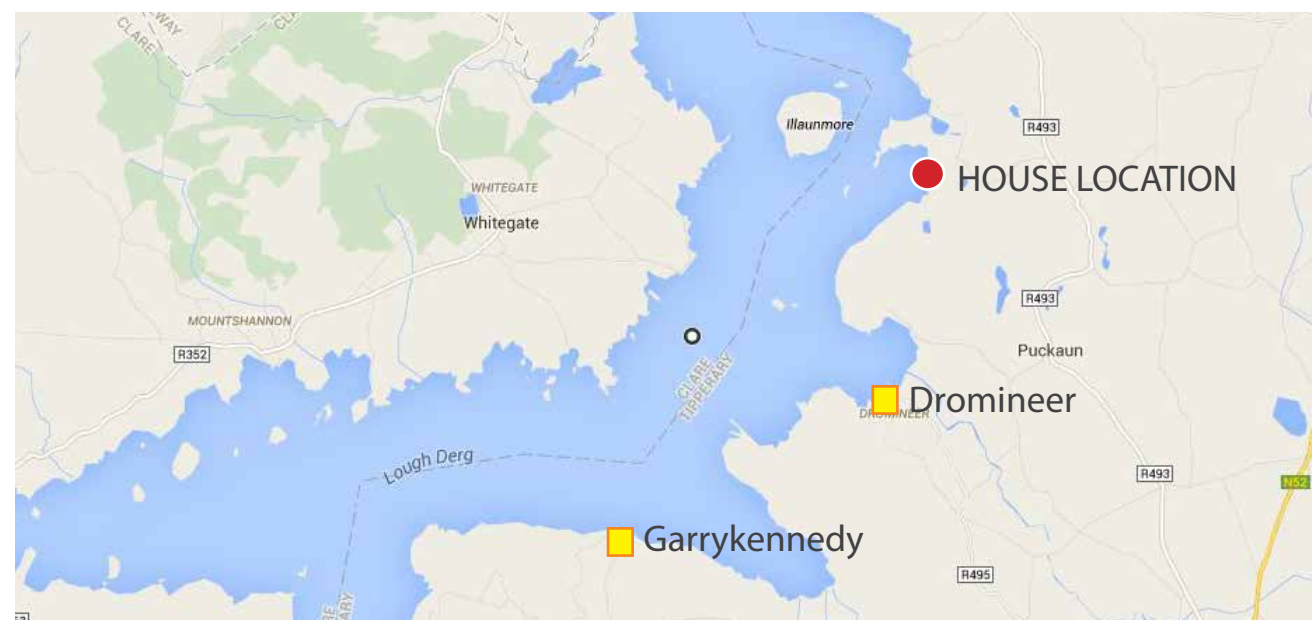
The Dromineer Bay of Lough Derg is only 10 km north-west of Nenagh.

Lough Derg is a beautiful lake in the North West of Tipperary. It is bordered on the East by Tipperary and on the West by Clare.

From tip to tip (north to south) the lake measures 27 miles and offers cruising, sailing, fishing and other water activities.

There are plentiful villages and harbours to visit, all offering excellent hostelrys of varying types. Mountains rise up from the south of the lake offering spectacular views





LOCAL VILLAGES

DROMINEER - 7 MINUTES BY BOAT



GARRYKENNEDY - 15 MINUTES BY BOAT



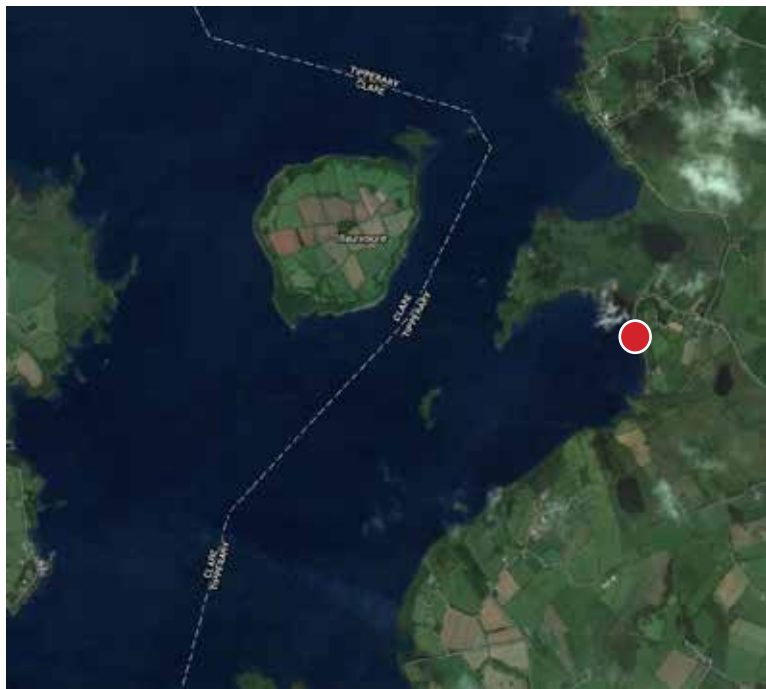


MOUNT SHANNON - 20 MINUTES BY BOAT



TERRYGLASS - 30 MINUTES BY BOAT





"In an idyllic lakeshore setting, this Bungalow nestles on the eastern shores of Lough Derg in North Tipperary, Ireland. It has a sense of timeless tranquility."



LUSKA- Photographic survey

1 - View of LOUGH DERG from highest point of site

2 - View from front door of house

3 - Front of house

This lakeside property is situated on approximately 1 acre at Luska Pier, which is one of the many gateways to Lough Derg.

The property itself offers well appointed accommodation comprising: entrance hall featuring parquet flooring, four double bedrooms (one en-suite) family bathroom and kitchen/ living room. A unique feature of the house is that all but one bedroom and the bathroom have the benefit of uninterrupted lake views.

In addition to the above and most importantly this property has full planning permission for an extension comprising of kitchen living dining area, and utility room.

Also to the left of the property planning has been granted for a large Boat house. Making this an extremely attractive Investment property.



LUSKA-
Photographic survey
VIEW FROM SITE AT HIGH LEVEL TO REAR OF HOUSE





LUSKA -
Full planning permission granted
SITE PLAN



LEGEND:

OSI MAP REFERENCE:
1:2500 = 4042-B, 4101-D
1:10560 = TY009, GY135, CE021A

SITE AREA = 0.4118 HECTARES

— SITE BOUNDARY

EXISTING BUILDINGS

+85.00 EXISTING LEVELS

PROPOSED EXTENSION TO EXISTING DWELLING. REFER TO PP05 & PP06 FOR FURTHER DETAIL.

PROPOSED NEW GRASSCRETE PEAMBLE PAVING SYSTEM FOR DRIVE WAY - DRIVEWAY 3m IN WIDE

PROPOSED NEW PAVED AREA FORMING PATIOS.

PROPOSED SITE LEVELS. EXISTING SITE LEVELS TO BE MAINTAINED UNLESS OTHERWISE INDICATED. REFER TO PP 07 FOR EXISTING SITE LEVELS.

PROPOSED GROUND FLOOR LEVEL

LOCATION OF SITE NOTICE

ENTRY / EXIT POINT OF BUILDINGS

REFER TO PP04 PP05 FOR SURFACE WATER & FOUL DRAINAGE PROPOSED

PROPOSED AREA OF LOW LEVEL PLANTING AND SHRUBBERY

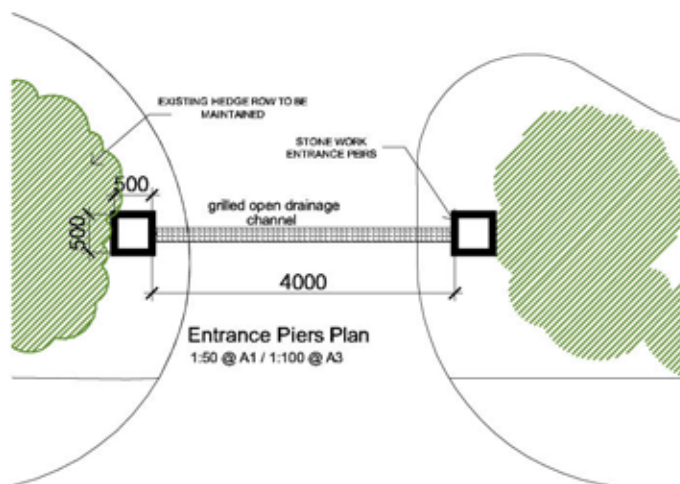
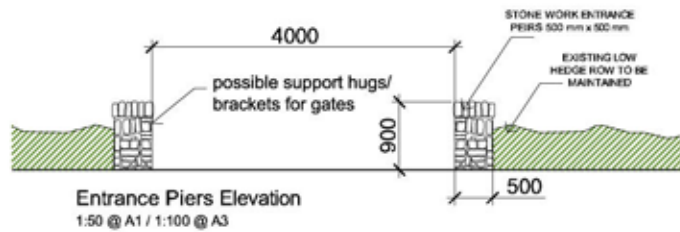
REFER TO SURVEY DRAWING PP07 FOR EXISTING SITE PLAN INCLUDING EXISTING SERVICES LOCATION, LANDSCAPING, BUILDINGS, LEVELS ETC.

EXISTING CONNECTION TO WATERMAIN AND SEPTIC TANK TO BE MAINTAINED.

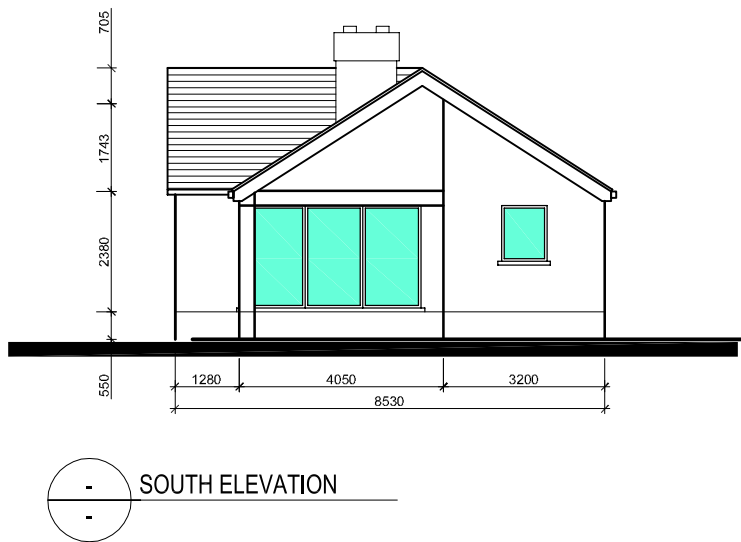
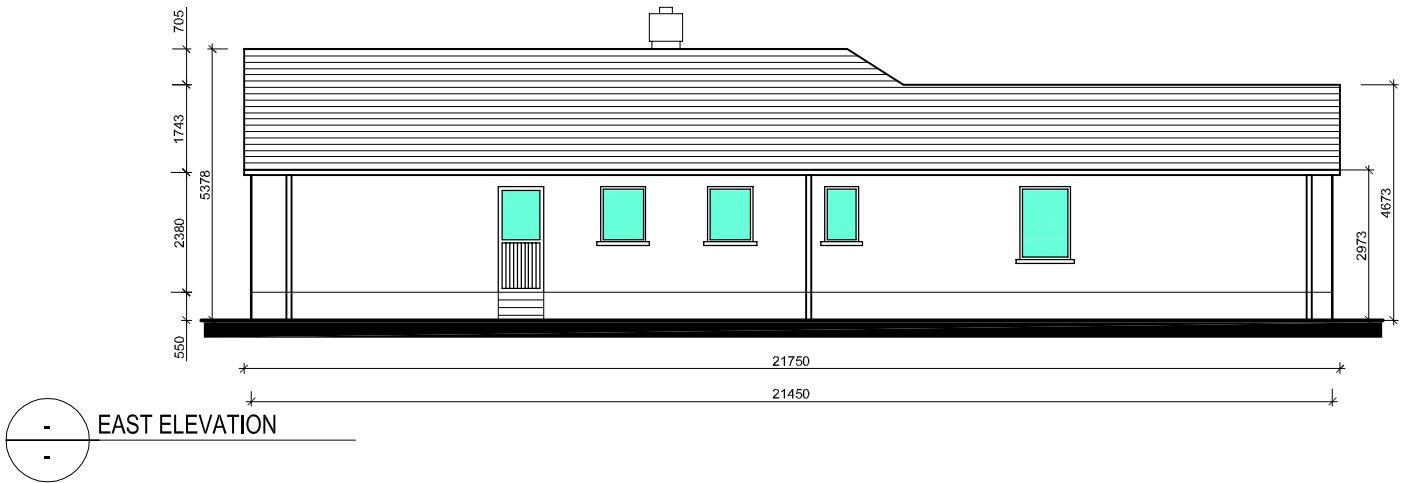
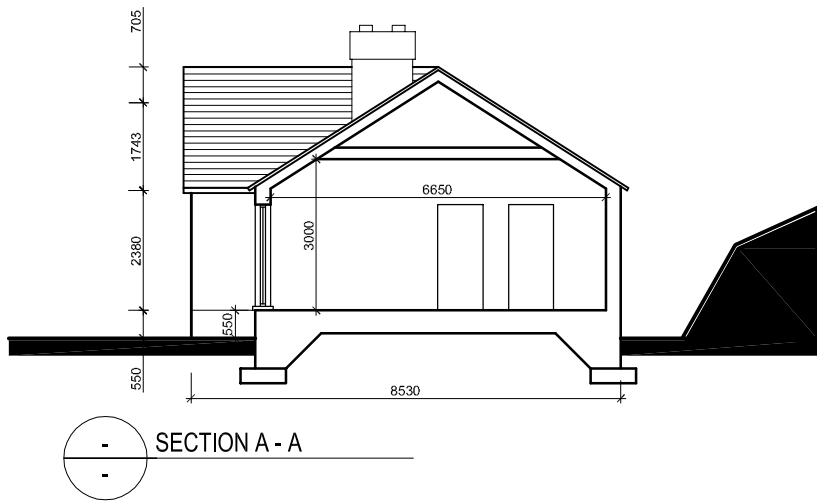


Grasscrete paving system

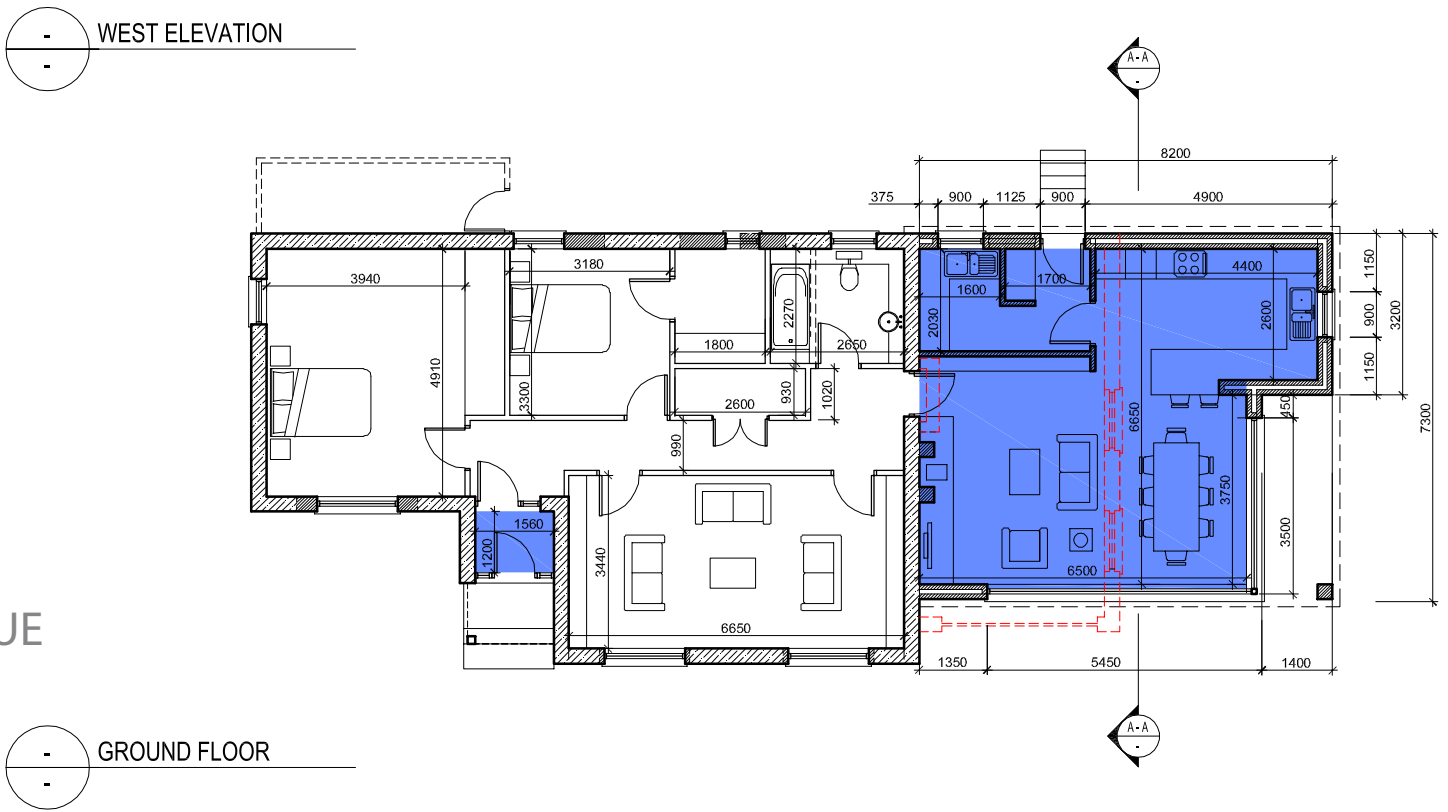
Entrance Piers Detail



HOUSE EXTENSION

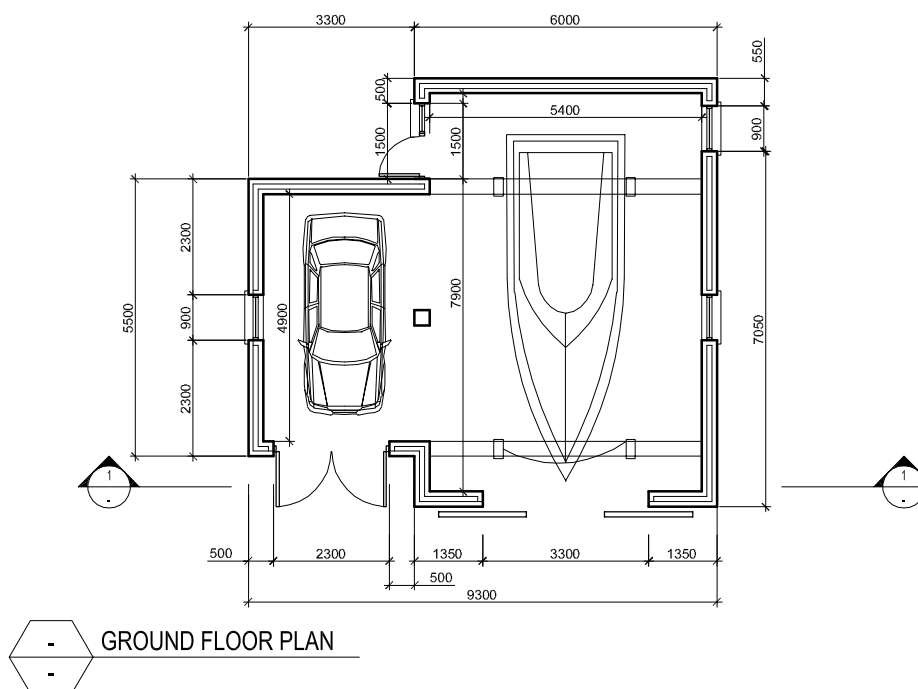
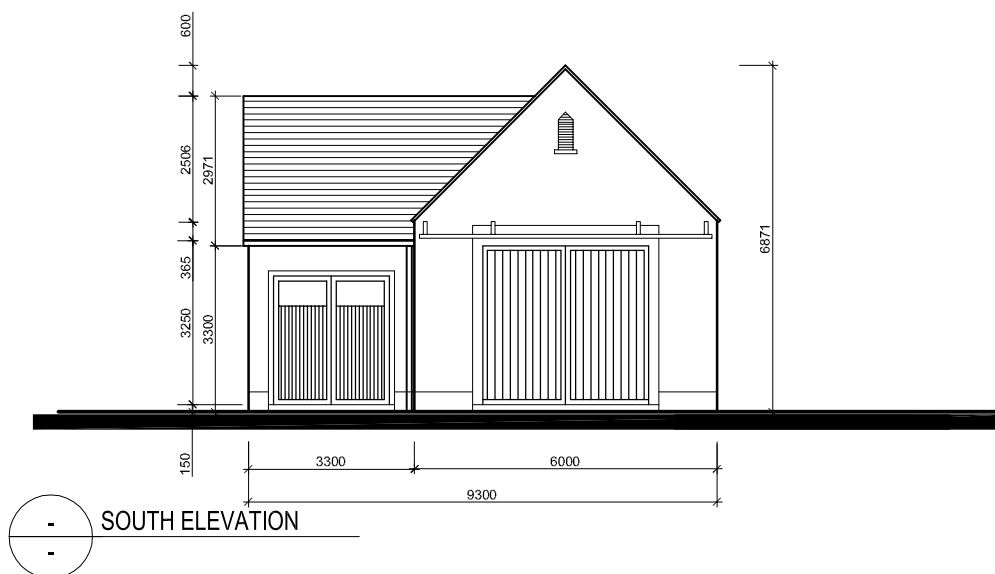
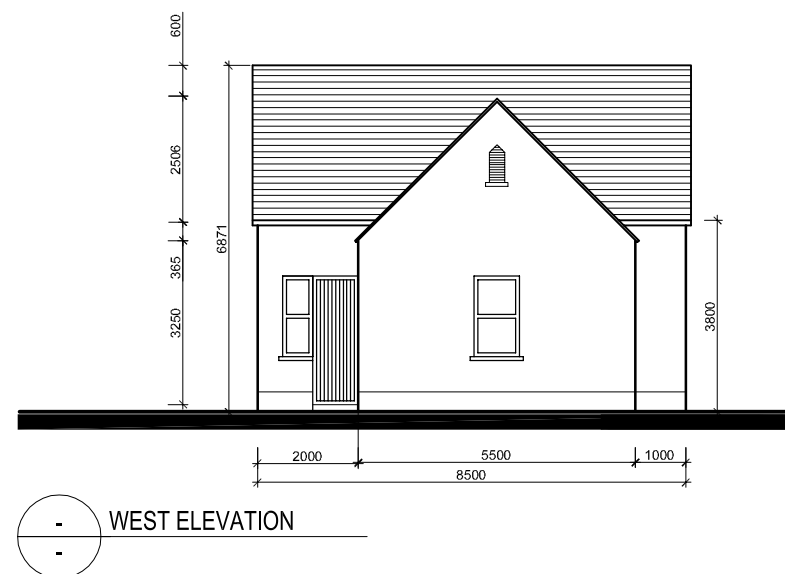
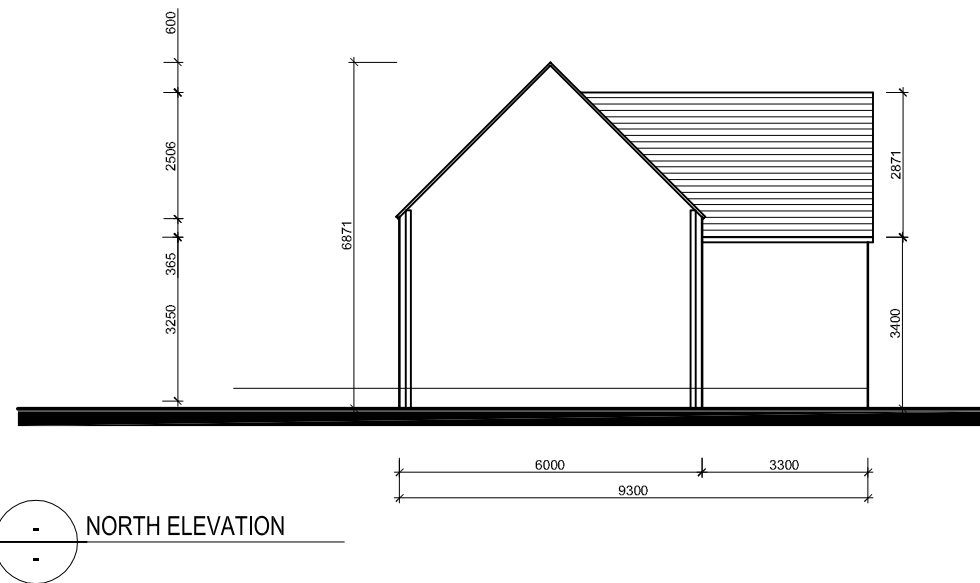


EXTENSION INDICATED IN BLUE



LUSKA -
Full planning permission granted

BOAT HOUSE



LUSKA -
Full planning permission granted

3D VISUAL



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Full planning permission granted

3D VISUAL



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3D VISUAL



LUSKA -
Full planning permission granted

3D VISUAL

