

# DUFFY

## AUCTIONEERS

VALUERS, SALES & LETTING AGENT  
MIPAV, PSRA Lic. No. 001325

For Sale By Private Treaty

152 Lohunda Downs  
Clonsilla  
Dublin 15



Welcome to 152 Lohunda downs a large 3 bed semi-detached residence enjoying a most central location in this quiet and settled cul-de-sac just off Shelerin Road and only a few minutes stroll from Clonsilla Village. Accommodation briefly comprises of entrance hallway with lino floor, bright spacious living room with feature fireplace and wooden floor, large fitted kitchen/dining area with lino floor two double bedrooms with built in wardrobes and a family bathroom. The upstairs accommodation is excellent with a large Master bedroom with built in wardrobes. This superb location is only minutes away from all local amenities and services including the Blanchardstown Shopping Centre, the M50/N3 Motorway, and a host of local amenities such as schools, shops, and frequent public transport links to the city centre. Viewing is highly recommended!

**A.M.V. €185,000**

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.

## Features

Large family home located in quiet cul-de sac.  
Fully fitted kitchen/dining room.  
Front driveway with parking for two cars.  
Large living room with feature fireplace  
Double Glazed windows.  
Gas Fired Central Heating.  
Built in wardrobes in all bedrooms.

## Entrance Hall

Entrance Hallway  
5.26m x 0.92m (17.27 x 3.50)  
Bright hallway with lino floor.

## Living Room

Living Room  
5.18m x 3.35m (17. x 11.)  
Large living room with wooden floor and feature fireplace.

## Kitchen

Kitchen/Dining room  
3.68m x 3.28m (12.09 x 10.79)  
Fully fitted kitchen with ample wall and floor units and lino floor.



### Bedroom 1

Master Bedroom.

5.18m x 3.29m (17.02 x 10.80)

Large spacious double bedroom with fitted wardrobes and carpet floor.

### Bedroom 2

Bedroom 2.

2.99m x 2.59m (9.83 x 8.51)

Double bedroom with built in wardrobes and wooden floor.

### Bedroom 3

Bedroom 3

2.99m x 2.57m (9.81 x 8.44)

Single bedroom with built in wardrobes and wooden floor.

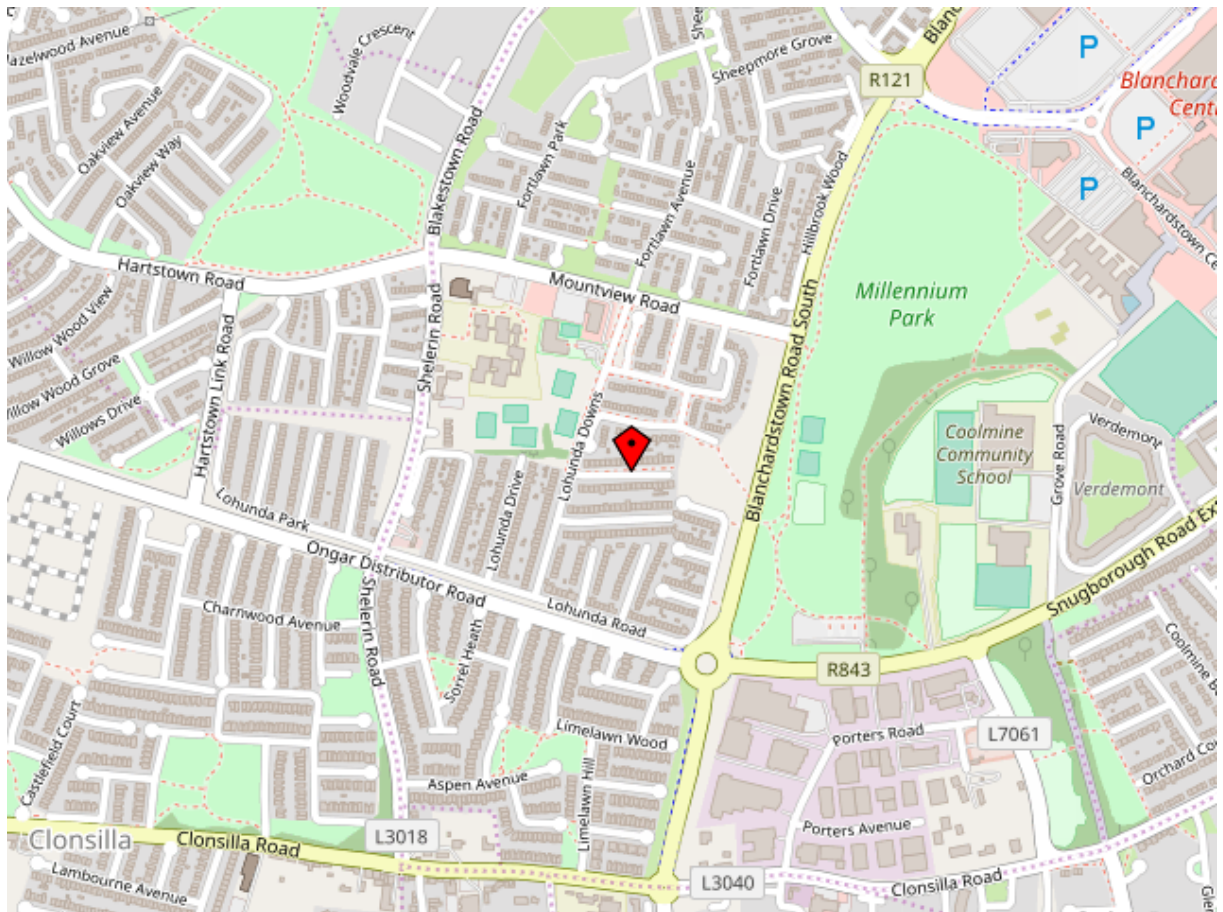
### Bathroom

Family Bathroom. 1.81m x 1.93m (5.95 x 6.34)

Fully tiled walls and floor.







Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. PSRA no. 001325. M.I.P.A.V.