

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

2 Lohunda Crescent  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market this magnificent three/four bed family home with lapsed planning permission for a two-bed detached property C.112 sq. mts in the garden to the side. This recently renovated residence enjoys a most central location in this quiet and settled cul-de-sac just off the Ongar distribution road and only a few minutes stroll from Coolmine station. Well proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. On entering the property, one is immediately struck by the open plan light filled kitchen/dining room ideal for a growing family. The bright and spacious accommodation of c1140 Sq ft has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, wooden floors in all reception areas, a fully fitted shaker style kitchen with integrated appliances, Porcelain tiling in the bathrooms and feature lighting in all rooms. The upstairs accommodation is exceptional boasting three/four large double bedrooms and a family bathroom with bath and separate shower cubicle. Outside the property is further enhanced by a private and secure side and rear garden with a wonderful sunny orientation. To the front there is an extended driveway with secure off-street parking for four cars and loads of potential to build a second detached residence. This superb location is much sought after due to its close proximity to Clonsilla Village, St Mochas' national School, the Blanchardstown Shopping centre and the M50/N3 motorway. This property has to be seen to be fully appreciated. Viewing is highly recommended.

**A.M.V. €380,000**

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

Superb Detached family home on large corner site.  
Site has lapsed planning permission for two bed Detached house C.1200 Sq. ft.  
In Showroom Condition with lots of extras included in sale.  
Stunning living room with feature fireplace and wooden floor  
Large kitchen/ dining room with tiled floor and patio doors to the large back garden.  
Master bedroom extended into bedroom three.  
Two additional double Bedrooms with built in wardrobes.  
Large attic suitable for conversion.  
Fully fitted kitchen with a host of integrated appliances.  
PVC double glazed windows.  
Feature Fireplace's in Living room.  
Gas Central Heating  
Stunning side and Rear Garden this area has lapsed planning permission for a two-bed detached house C1200 Sq ft.

## Entrance Hall

Entrance Hallway (2.25m x 2.19m)  
With tiled floor alarm and control panel.

Guest Toilet (1.49m x 0.78m)  
Guest toilet fully tiled.

## Living Room

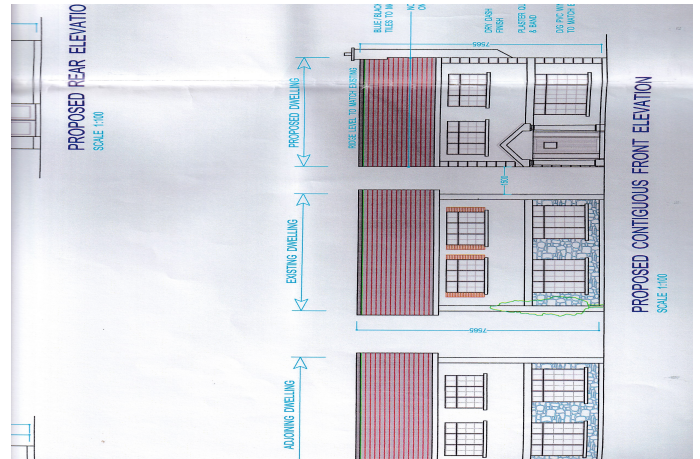
Living Room (5.83m x 4.72m)  
Stunning living room with feature fireplace and wooden floor.

## Kitchen

Kitchen/dining room (5.80m x 4.51m)  
Fully fitted shaker style kitchen with ample wall and floor units. Tiled splash back.  
Large work surface and a host of integrated appliances.

## Outside Features

Exterior.  
Landscaped back and side garden with patio area.  
There is lapsed P.P for a two-bed detached residence C1200 Sq ft on this site.



Comhairle Contae Fhine Gall  
Fingal County Council

An Roinn um Pleanáil agus  
Infrastruchtúr Straitéiseach  
Planning and Strategic  
Infrastructure Department



2 Lohunda Crescent  
Clonsilla  
Dublin 15

### NOTIFICATION OF DECISION TO GRANT EXTENSION OF DURATION OF PERMISSION PLANNING & DEVELOPMENT ACTS 2000-2014 AND REGULATIONS MADE THEREUNDER

Decision Order No. PB/0242/15	Decision Date 4 June, 2015
Register Ref. FW10A/0035/E1	Registered 22 April, 2015

#### Applicant

**Development** The demolition of existing porch to the side of existing dwelling and the construction of 2 storey, 2 bedroom detached dwelling, with attic storage space and associated off street car space on site to side of existing dwelling. This application is identical to that approved under P04A/1683.

**Location** Side of 2 Lohunda Crescent, Clonsilla, Dublin 15

Dear Sir/Madam,

I refer to your application pursuant to Section 42 of the Planning and Development Act 2000 as amended by way of substitution of Section 28 of the Planning and Development (Amendment) Act, 2010, to extend the period for which the above permission has effect and wish to inform you that Fingal County Council extended the period to 15-Jul-2018 in respect of Register Reference FW10A/0035.

Subject to the (1) condition(s) attached.

Bosca 174, Áras an Chontae, Sionn, Fhine Gall, Co. Bhaile Átha Cliath / P.O. Box 174, County Hall, Swords, Fingal, Co. Dublin  
Swords Office 1: Registry (01) 890 5541 Decisions (01) 890 5670 Appeals (01) 890 5724 F (01) 890 5779





### Bedroom 1

Master Bedroom. (5.82m x 3.64m)

Large double bedroom with fitted wardrobes with wooden floor.

This bedroom has been extended into bedroom four.

### Bedroom 2

Bedroom 2. (3.58m x 2.98m)

Large double bedroom with built in wardrobes and carpet floor.

### Bedroom 3

Bedroom 3. (3.62m x 3.08m)

Double bedroom with wooden floor and fully fitted wardrobes.

### Bathroom

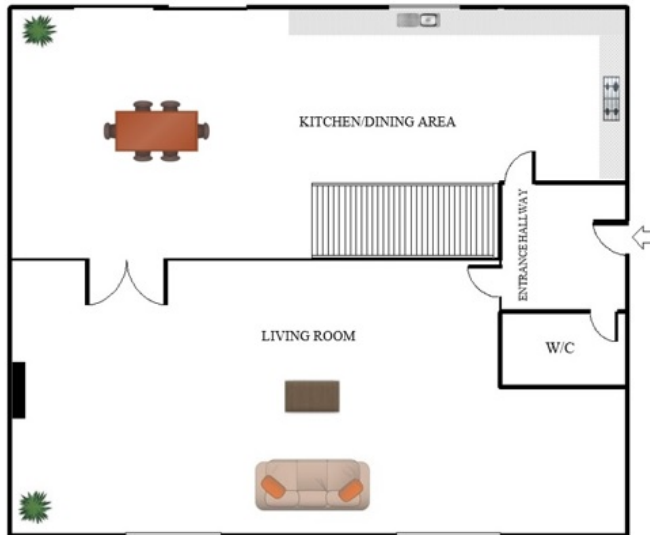
Family Bathroom. (2.85m x 1.67m)

Fully fitted bathroom with tiled floor and walls.

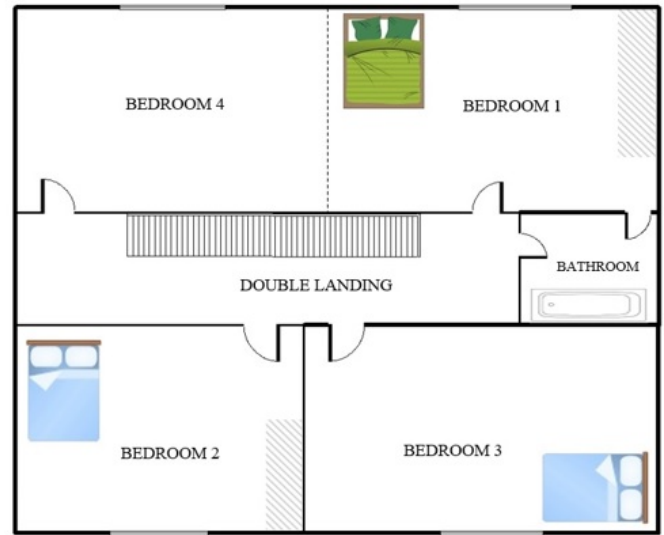
Bath with shower over, separate shower cubicle, w.c and w.h.b.



## GROUND FLOOR



## FIRST FLOOR



FOR REFERENCE PURPOSES ONLY  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser

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