

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

20 Lohunda Downs  
Clonsilla  
Dublin 15



Welcome to 20 Lohunda Downs an exceptional family residence enjoying a lovely position, tucked away on this quiet and mature cull de sac just off the Ongar relief road and only a ten minute stroll from the Blanchardstown Shopping centre. This is a superbly located and well positioned three bed dormer bungalow C 870 Sq. Ft , located in a wonderful area within walking distance of Coolmine station. An excellent opportunity to acquire this beautifully presented property that has been meticulously maintained and upgraded by its present house-proud owners offering a turnkey home to any discerning purchaser.

This superb location is only minutes away from all local amenities and services including the M50/N3 Motorway, and the Blanchardstown shopping centre.

Accommodation briefly comprises entrance hallway with wooden floor and, a wonderful bright living room with feature fireplace and wooden floor and a large modern kitchen with ample wall and floor units looking out onto the manicured south facing back garden. Next door you have a good size double bedroom with built in wardrobes and a family bathroom across the hallway from the single bedroom with wooden floor. The upstairs master bedroom is exceptional with built in wardrobes and carpet floor.

Outside: Front driveway with secure off road parking for two cars. The wonderful south facing rear garden has been well maintained and is in excellent condition.

**A.M.V. €205,000**

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

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## Features

Bright and spacious three-bed property C 870 Sq. Ft.

Excellent location on quiet cull de sac.

Family owned and in showroom condition.

Wonderful south facing rear that is not overlooked.

Three large bedrooms with master upstairs.

Wonderful living room with wooden floor and feature fireplace.

Modern bright and spacious fitted kitchen with wooden floor.

Gas fired central heating.

Double-glazed windows.

Excellent off street parking, driveway with gates.

## Entrance Hall

Entrance Hallway

5.26m x 0.92m (17.27 x 3.50)

Bright hallway with wooden 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)

Beautiful fitted kitchen with ample wall and floor units and wooden 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

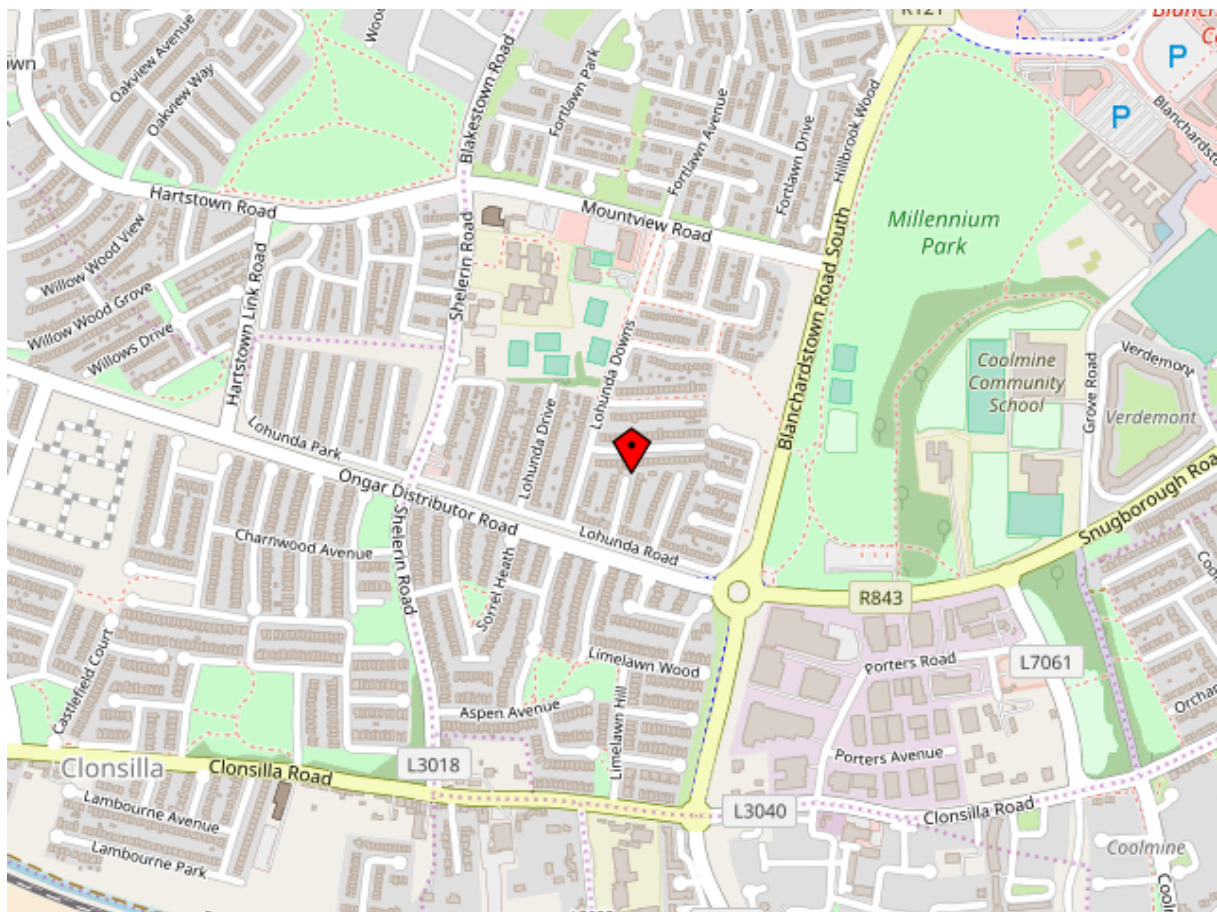
Family Bathroom. 1.81m x 1.93m (5.95 x 6.34)

Comprising of shower unit.

Fully tiled walls and floor.







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