

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

14 Lohunda Crescent
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market No 14 Lohunda Crescent one of the finest four bed family home's to come to the market in this mature and popular residential area of Lohunda Clonsilla. Well proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 1200 sq. ft. Accommodation briefly comprises of entrance hallway with hardwood floor and guest toilet, stunning living room with feature fireplace and a hardwood floor, study room with hardwood floor, fully fitted kitchen with open plan dining area with tiled floor and patio doors to the landscaped back garden with paved patio area. The upstairs accommodation is exceptional boasting four stunning bedrooms with master en-suite and a family bathroom. To the front of the property there is off street parking for two cars. This superb location is only minutes away from all local amenities and services including Coolmine station, the M50/N3 Motorway, and a host of local amenities such as schools, shops, and frequent public transport to the city centre. Viewing is highly recommended!

A.M.V. €299,000

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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

Beautiful upgraded four-bed property in quiet cul de sac.

In showroom condition with many extras incl in sale.

Four large bedrooms, all with built in wardrobes.

Master bedroom with en-suite bathroom.

Hardwood floor in all reception area's.

Large living room with feature fireplace and hardwood floor.

Fully fitted kitchen with open plan dining room.

Built in wardrobes in all bedrooms.

Paved Front driveway with secure off road parking.

Within walking distance of Coolmine station.

Large back garden with paved patio area and block built shed.

Double Glazed windows.

Gas Fired Central Heating.

Excellent cul de sac location.

Entrance Hall

Entrance hallway 6.91 x 7.31 (2.10m x 2.22m)

Entrance hallway with hardwood floor and guest toilet.

Guest toilet 3.81 x 3.72 (1.61m x 1.45m)

Guest toilet with tiled floor, w.c and w.h.b.

Living Room

Living room 14.54 x 11.81 (4.43 m x 3.59m)

Large bright room with hardwood floor and feature fireplace

Kitchen

Kitchen/Dining area 19.05 x 12.26 (5.80m x 3.73m)

Fully fitted Kitchen with tiled floor, ample wall, and floor units.

Dining area.

Bright and spacious open plan area with tiled floor.

Patio doors to the wonderful landscaped back garden with patio area

Lounge

Study. 11 x 6.84 (3.35m x 2.08m)

Study with hardwood floor.

Outside Features

Large back garden with block built shed and paved patio area.



Bedroom 1

Bedroom 1. 10.49 x 12.06 (3.19m x 3.63m)
Large double bedroom with fitted wardrobes and carpet floor.

Ensuite

En-suite 5.40 x 4.77 (1.64m x 1.45m)
Fully tiled with shower cubicle, w.c and w.h.b.

Bedroom 2

Bedroom 2. 11.88 x 8.56 (3.62m x 2.60m)
Beautiful double bedroom with fitted wardrobe and carpet floor

Bedroom 3

Bedroom 3. 11.75 x 8.29 (3.58m x 2.52m)
Double bedroom with fitted wardrobes and carpet floor

Bedroom 4

Bedroom 4. 12. x 8.42 (3.65m x 2.56m)
Single bedroom with fitted wardrobes and carpet floor

Bathroom

Family Bathroom. 9.29 x 5.41 (2.83m x 1.64m)
Fitted bathroom comprising bath with shower over W.C.,
and w.h.b.
Fully tiled floor and walls.





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