

DUFFY

AUCTIONEERS

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

For Sale By Private Treaty

160 Lohunda Downs
Clonsilla
Dublin 15.



Welcome to 160 Lohunda Downs a totally refurbished 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 979 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 totally refurbished, redesigned 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 tiled floor and, a wonderful bright living room with feature fireplace and wood burning stove and a large modern kitchen with ample wall and floor units looking out onto the manicured back garden with block-built garden shed. Next door you have two good size double bedroom's with built in wardrobes and a newly fitted family bathroom. The upstairs master bedroom is exceptional with built in wardrobes and wooden floor.

Outside: Front driveway with secure off-road parking for two cars. The wonderful rear garden has been lovingly maintained with side entrance and block built shed.

A.M.V. €265,000

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

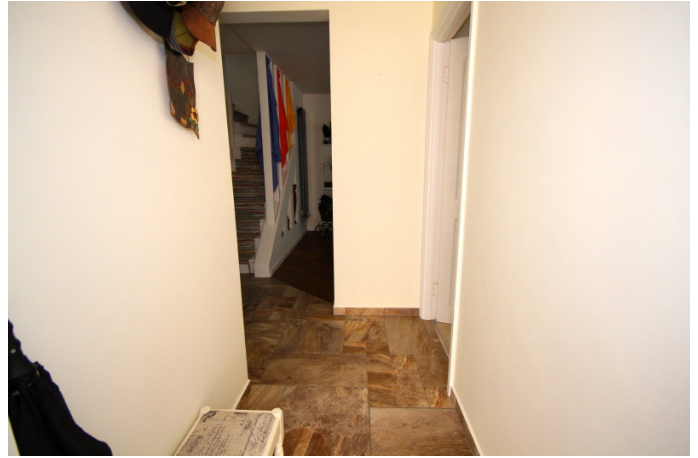
DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings 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

Totally refurbished three-bed property C 979 Sq. Ft.
In excellent condition with many extras included in the sale
Three large bedrooms with master upstairs.
Wonderful open plan living room with wooden floor and feature fireplace with stove.
Modern bright and spacious fitted kitchen with tiled floor.
Newly fitted family bathroom with shower, fully tiled.
Gas fired central heating.
Heat recovery system installed.
Double-glazed windows.
Shutter system installed.
Manicured back garden with block built shed.
Excellent off-street parking.

Entrance Hall

Entrance Hallway (3.02m x 1.08m)
Bright open plan hallway with tiled floor



Living Room

Living Room (3.27m. x 4.24m)
Large open plan living room with wooden floor and feature fireplace with stove.



Kitchen

Kitchen/Dining room (3.67m x 3.28m)
Beautiful open plan kitchen with ample wall and floor units and tiled floor.

Outside Features

Stunning rear garden with block built shed.



Bedroom 1

Master Bedroom. (6m.x 4.96m)

Large spacious double bedroom with fitted wardrobes and wooden floor.

Bedroom 2

Bedroom 2. (2.93m x 2.53m)

Double bedroom with built in wardrobes and wooden floor.

Bedroom 3

Bedroom 3 (2.95m x 2.62m)

Single bedroom with built in wardrobes and wooden floor.

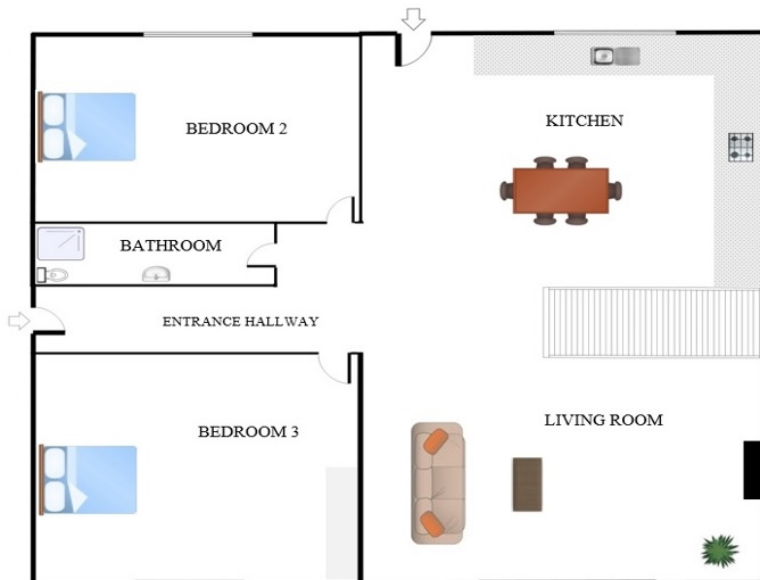
Bathroom

Family Bathroom. (1.98m x 1.73m)

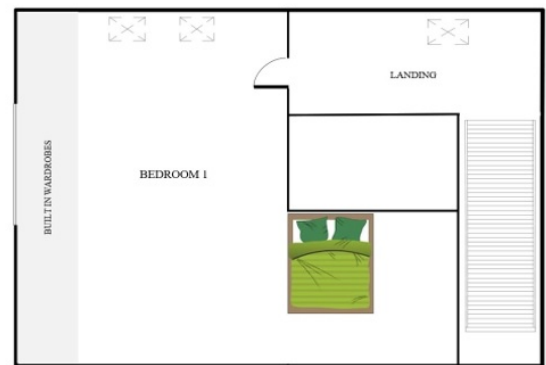
Comprising of shower unit.
Fully tiled walls and floor.



GROUND FLOOR

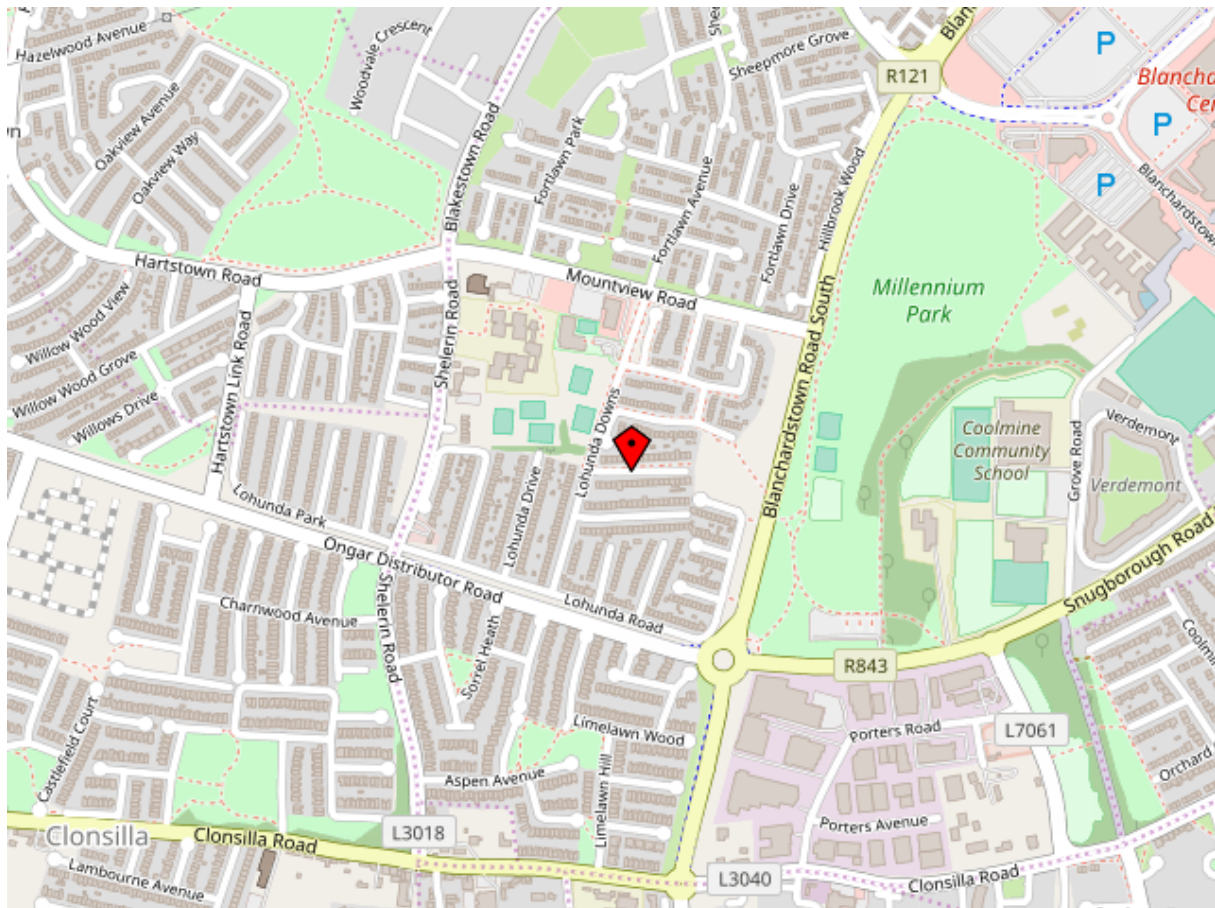


FIRST FLOOR



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

DUFFY
AUCTIONEERS



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.