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

For Sale By Private Treaty

53 Lambourn Avenue
Clonsilla
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market No 53 Lambourn Avenue one of the finest four bed family home's to come to the market in this mature and popular residential area of Lambourn 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 1162 sq. ft. Accommodation briefly comprises of entrance hallway with wooden floor, stunning living room with feature fireplace and wooden floor, study/office room with wooden floor and a newly fitted kitchen with open plan dining area with wooden floor and patio doors to the south facing back garden with patio area. The upstairs accommodation is exceptional boasting four double bedrooms with master en-suite and a family bathroom with bath and shower over. To the front of the property there is a large driveway leading to the garage with up and over door. This superb location is only minutes away from all local amenities and services including Clonsilla 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. €399,000

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Features

Superb four-bed property with garage on mature cul de sac.
In showroom condition with many extras incl in sale.
Four double bedrooms,
Wooden floor in all reception area's.
Large living room with feature fireplace and wooden floor.
Newly fitted kitchen with open plan dining room.
Large Front driveway leading to the superb garage.
Within walking distance of Clonsilla station.
Stunning south facing back garden with paved patio area.
Newly fitted front and back doors.
Oil Fired Central Heating.
Excellent cul de sac location close to clonsilla station.



Entrance Hall

Entrance hallway (2.20m x 2.09m)
Entrance hallway with wooden floor



Living Room

Living room (4.45 m x 3.63m)
Large bright room with wooden floor and feature fireplace.

Dining Room

Dining area.
Bright and spacious open plan area with wooden floor.
Patio doors to the wonderful landscaped south facing back garden with patio area.



Kitchen

Kitchen/Dining area (5.80m x 3.53m)
Newly fitted Kitchen with wooden floor, ample wall, and floor units

Lounge

Study. (3.35m x 2.08m)
Study/office with wooden floor.



Outside Features

Garage (4.95m x 2.28m)
Large garage with up and over door.

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Bedroom 1

Bedroom 1. (3.54m x 3.36m)
Large double bedroom with carpet floor.

Ensuite

En-suite (2.02m x 0.78m)
Newly fitted en-suite fully tiled with shower cubicle.

Bedroom 2

Bedroom 2. (3.29m x 3.26m)
Beautiful double bedroom with carpet floor

Bedroom 3

Bedroom 3. (3.57m x 2.46m)
Double bedroom with fitted wardrobes and carpet floor

Bedroom 4

Bedroom 4. (3.61m x 2.56m)
Double bedroom with carpet floor

Bathroom

Family Bathroom. (2.83m x 1.64m)
Fully fitted bathroom comprising of bath with shower over, W.C., and w.h.b.



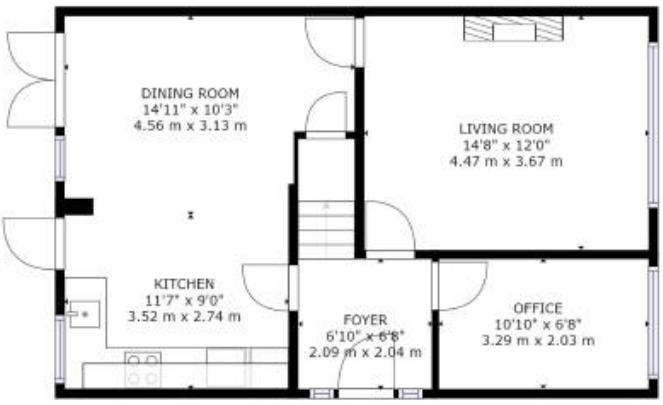




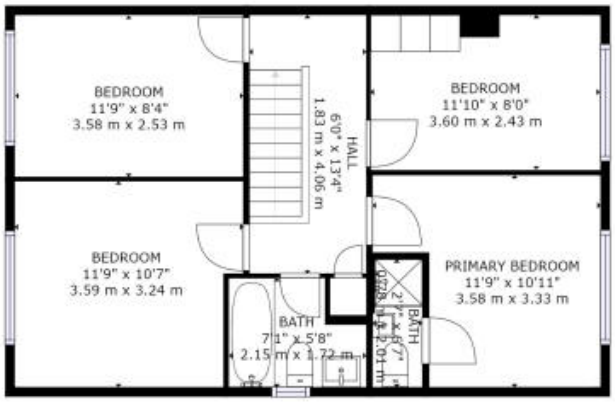


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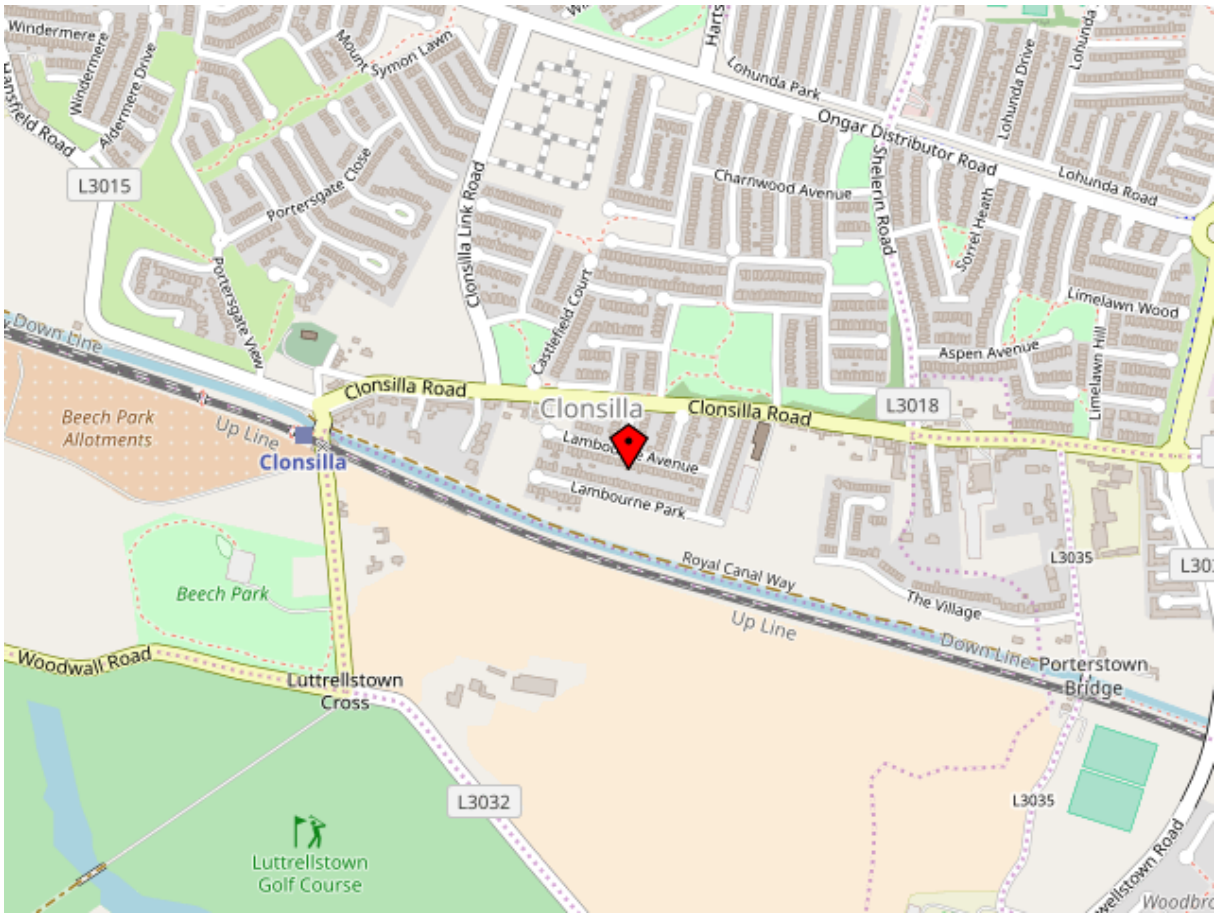
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FLOOR 1



FLOOR 2



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