

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

17 Lohunda Dale  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 17 Lohunda Dale a magnificent three bed family residence located in this mature and popular residential road next to shops and schools. This superb family residence enjoys a most central location on this mature and settled cul de sac just off the Ongar distributor road and only a twenty-minute 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 quality finish in every room and the beautiful open plan kitchen/dining room with sunroom attached ideal for a growing family.

The bright and spacious accommodation of c 1152 Sq. ft. has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, wooden floors in the living room, a fully fitted kitchen with integrated appliances, Porcelain tiling in the kitchen and feature lighting in all rooms. The upstairs accommodation is exceptional boasting three large bedrooms all with fitted wardrobes and a fully fitted family bathroom with bath and shower over. The superb west facing rear garden is private and secure with side access. To the front there is secure off-street parking. This superb location is much sought after due to its proximity to Coolmine Station, the Blanchardstown Shopping centre and the M50/N3 motorway. This property must be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

**A.M.V. €359,000**

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

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## Features

Superb three bed family home C 107 Sq. mts.  
In Showroom Condition with many extras included in sale.  
Stunning living room with feature fireplace and wooden floor  
Large open plan kitchen/ dining area with tiled floor.  
Superb sunroom with tiled floor and central heating for all year-round use.  
Three large Bedrooms all with built in wardrobes.  
Fully fitted family bathroom with bath and shower over.  
PVC double glazed windows and doors.  
Gas fitted Central Heating  
Superb location on mature cul de sac, within walking distance of shops and schools.  
Stunning west facing rear garden fully landscaped.  
Prime residential location next to shops and schools.

## Entrance Hall

Entrance Hallway (4.71m x 1.78m)  
With wooden floor and guest toilet.

Guest Toilet (1.56m x 0.78m)  
With tiled floor, w.c and w.h.b..

## Living Room

Living Room (4.76m x 3.46m)  
Stunning living room, feature fireplace and wooden floor.

## Dining Room

Dining area ( 3.23m x 2.38m)  
With wooden floor and patio door to sunroom.

## Kitchen

Kitchen (6.m x 2.38m)  
Fully fitted extended kitchen with ample wall units and tiled floor.  
Large work surface with integrated appliances.

## Lounge

Sunroom ( 3.68m x 2.77m)  
Superb room with tiled floor and central heating for all year round use

## Outside Features

Fully landscaped back garden west facing.





### Bedroom 1

Master Bedroom. (4.41m x 3.09m)

Large double bedroom with fitted wardrobes with wooden floor.

### Bedroom 2

Bedroom 2. (3.71m x 3.33m)

Large double bedroom with built in wardrobes and wooden floor.

### Bedroom 3

Bedroom 3. (3.m x 2.13m)

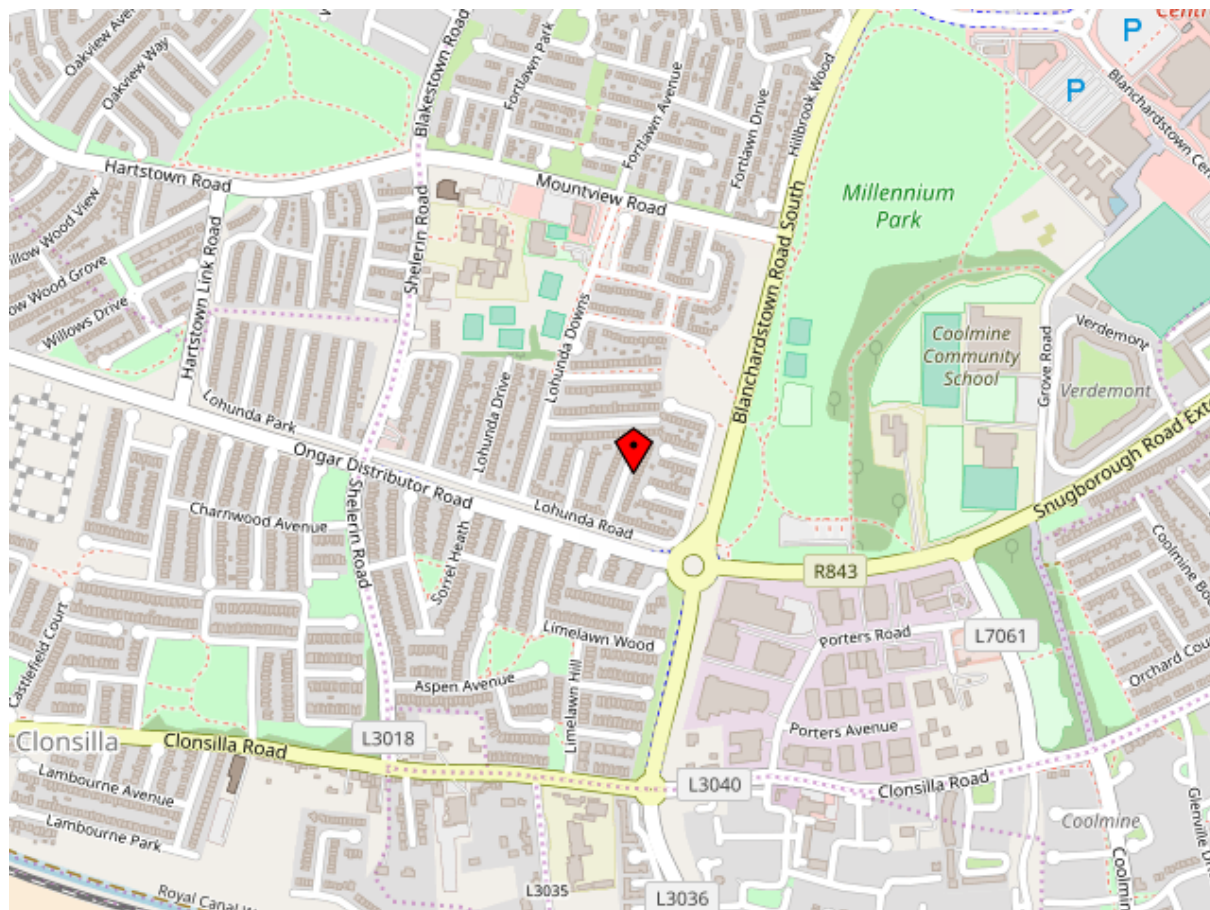
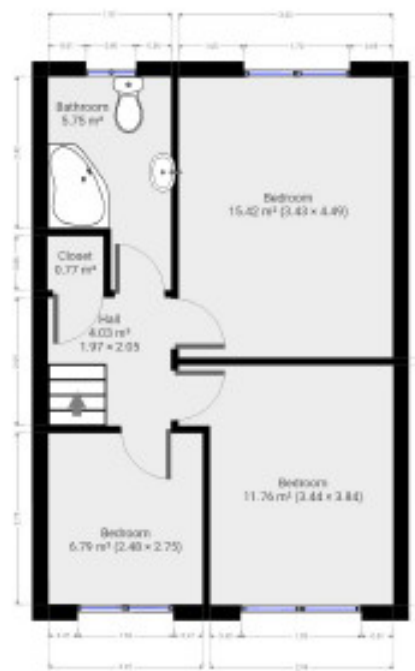
Single bedroom with fitted wardrobes and wooden floor.

### Bathroom

Family Bathroom. (2.39m x 2.01m)

Fully fitted bathroom with fully tiled floor and walls. Bath with shower over, w.c and w.h.b.





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