

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

40 Lanesborough Terrace  
Finglas  
Dublin 11



Duffy Auctioneers take great pleasure in bringing to the market this most attractive two bed property with a superb sunny orientation in the highly regarded development of Lanesborough Terrace, Dublin 11. This superb family home is strategically located on this mature cul de sac development within walking distance of shops, restaurants and Charlestown Shopping Centre.

Situated just off St Margaret's Road, a short drive from the M50 intersection, the area is well-served by public transport to both Dublin City centre, DCU and Dublin Airport thanks to bus routes 9, 40B, 83 and 140.

This stylish and contemporary own door property is superbly presented and extends to c.68.64sqm. This stunning residence enjoys a most central location in this mature development just off St Margaret's Road and only a few minutes stroll from all amenities and services. Accommodation briefly comprises of entrance hallway with wooden floor, stunning open plan living/dining room with wooden floor and a modern fully fitted kitchen with tiled floor. Off the hallway there are two large bedrooms with wooden floor and fitted wardrobes and a fully fitted family bathroom with bath and shower over. To the front there is secure off-street parking. To the rear you have a large communal back garden with access from the master bedroom. We strongly recommend viewing without delay.

**A.M.V. €215,000**

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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 two-bedroom own door apartment.  
In showroom condition with many extras included in sale.  
Large open plan living/dining room with wooden floors.  
Two large bedrooms with wooden floor and fitted wardrobes.  
Fully fitted kitchen with a host of integrated appliances.  
Fully fitted family bathroom with bath and shower over.  
Security alarm system.  
PVC double glazed windows.  
Within walking distance of Charlestown Shopping Centre.  
Secure off-street parking.  
Management Fee 1425 p.a.

## Entrance Hall

Entrance Hall  
(1.48m x 1.43m)

Entrance hallway with wooden floor.



## Living Room

Living/dining room  
(6.m x 4.96m)

Stunning spacious open plan living/dining room with wooden floor.



## Dining Room

with wooden floor

## Kitchen

Kitchen

(3.28m x 2.11m)

Fully fitted kitchen with tiled floor.

## Outside Features

Communal garden with patio area.





### Bedroom 1

Master Bedroom.

(4.40m x 2.77m)

Bright and spacious master bedroom with wooden floors and built in wardrobes.

Patio doors to patio area and communal gardens.

### Bedroom 2

Bedroom 2.

(4.56m x 2.09m)

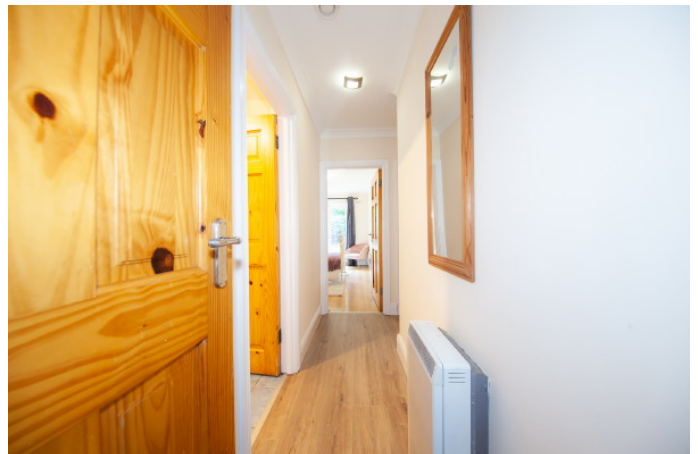
Superb bedroom with wooden floor and fitted wardrobes.

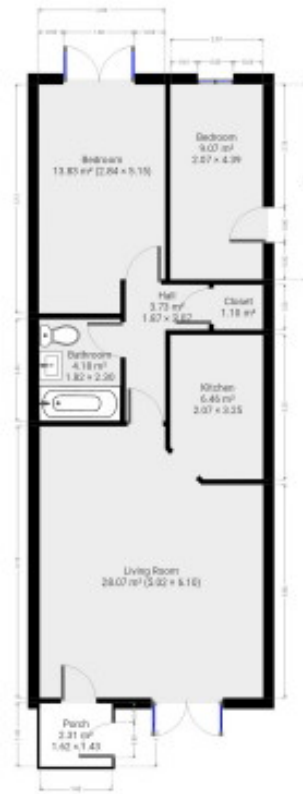
Currently being used as home office.

### Bathroom

Bathroom. (2.29m x 1.73m)

Family bathroom with tiled floor bath with shower over, WC and w.h.b.





Notes: Every attempt has been made to ensure the accuracy of these floor plans, but errors and omissions are possible and the Buyer accepts sole responsibility.

