

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

9 Lohunda Close  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market this truly magnificent, three bed semi-detached family home superbly located on a mature cul de sac in this highly desirable location just off Ongar road and a short stroll to Coolmine train station. Presented in walk in condition and finished to a high standard throughout this stunning property enjoys spacious accommodation benefitting from plenty of natural light and surrounded by landscaped gardens. This unique family home has been designer decorated with taste and flair throughout and boasts bright and spacious accommodation of c 925 sq. ft. This superb location is only minutes away from all local amenities and services including Coolmine Station, the Blanchardstown Shopping Centre and The M50/N3 Motorway. Accommodation briefly comprises of entrance hall with wooden floor and guest toilet, stunning living room with Feature fireplace and wooden floor, separate dining room with tiled floor, a large fully fitted kitchen/dining area with tiled floor. To the rear you have a wonderful south facing back garden with side entrance. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a fully fitted family bathroom with bath and shower over. Outside: Driveway with off street parking. The south facing rear garden is private and secure with a gated side entrance. Excellent family home and well worth a view

**A.M.V. €360,000**

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

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## Features

Beautiful three bed Semi Detached family home (C 925 Sq. Ft.)

In Showroom condition with many extras incl in sale  
Wonderful living room with feature fireplace and wooden floor.

Fully fitted kitchen/dining room with tiled floor, all appliances included in sale.

Three large bedrooms with master en-suite.  
Extensive south facing rear garden.

Fitted wardrobes in all bedrooms

Gas fired central heating.

Double glazed windows.

Security Alarm system.

Multiple telephone and TV points.

Excellent off-street parking.

Prime residential location on mature cul de sac.

Within walking distance of Coolmine station.



## Entrance Hall

Entrance Hallway

4.66m x 1.72m

With wooden floor with alarm control panel.

## Guest Toilet

1.82m x 0.77m

Guest toilet with tiled floor and window



## Living Room

Living Room

4.12m x 3.57m

Bright stunning room with wooden floor and Feature fireplace.



## Dining Room

With tiled floor.

## Kitchen

Kitchen/Dining area

3.09m x 2.46m

Modern fully fitted kitchen with tiled floors and splash back.

## Outside Features

Stunning south facing back garden with side entrance.





### Bedroom 1

Master Bedroom.  
3.36m x 2.89m

Bright and spacious double bedroom with built in wardrobes and carpet floor

### Ensuite

En-Suite  
2.10m x 0.78m

With carpet floor, shower cubicle with w.c. and w.h.b.

### Bedroom 2

Bedroom 2.  
3.53m x 3.23m

Large double bedroom with fitted wardrobes and carpet floor.

### Bedroom 3

Bedroom 3.  
2.98m x 2.46m

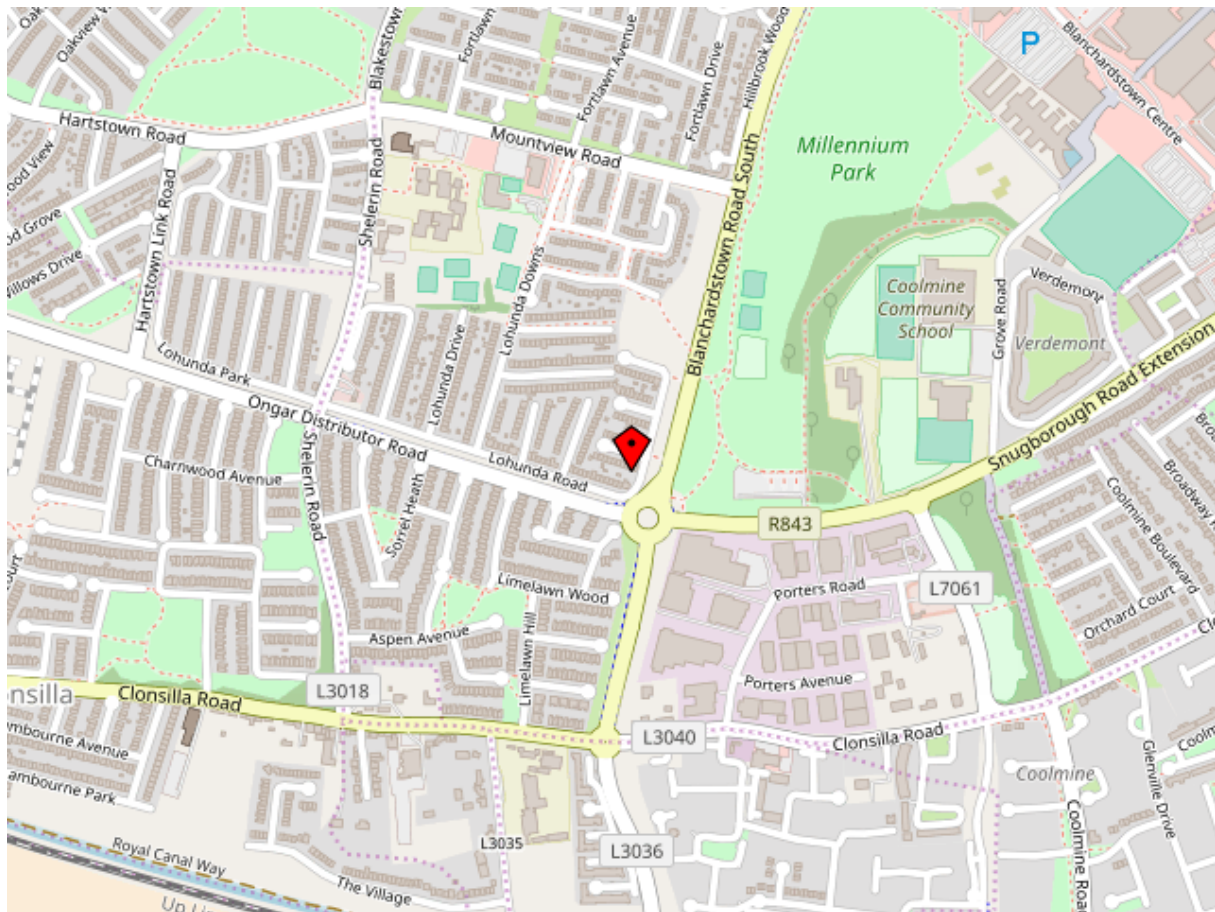
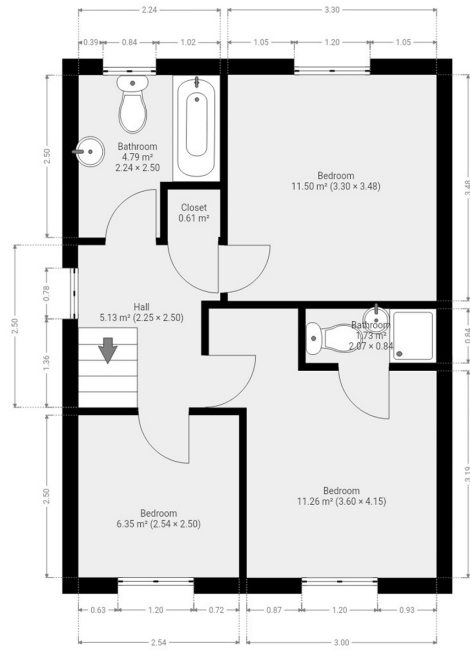
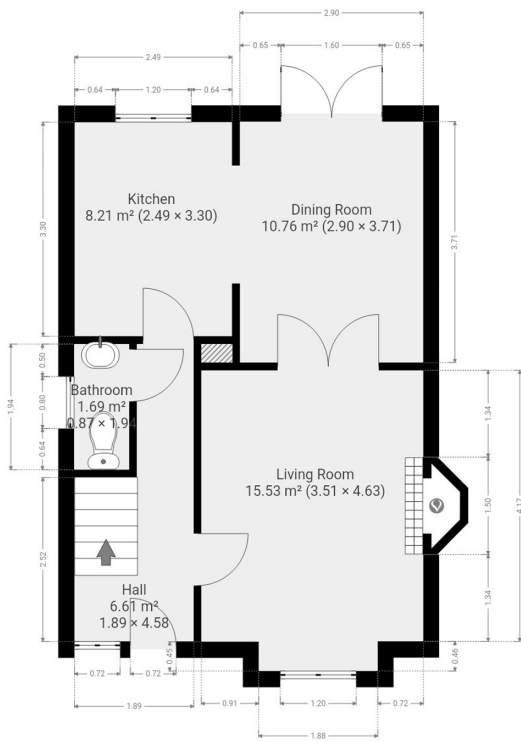
Single bedroom with fitted wardrobes and carpet floor

### Bathroom

Family Bathroom  
1.96m x 1.82m

Fully fitted bathroom, bath with shower over, w.c, and w.h.b.





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