

# DUFFY

## AUCTIONEERS

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

For Sale By Private Treaty

7 Lohunda Road  
Clonsilla  
Dublin 15



Duffy Auctioneers take great pleasure in presenting to the market 7 Lohunda Road a magnificent three-bed family residence located on this mature road next to shops and schools. This superb family residence enjoys a most central location on this popular residential road 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 kitchen/dining room ideal for a growing family. The bright and spacious accommodation of c 82 Sq. Mts. has been wonderfully decorated with taste and flair throughout and boasts an array of special features to include, large living room with feature fireplace and wooden floor, a fully fitted kitchen with integrated appliances and back door to a superb rear garden with block built shed. There are two double bedrooms at ground floor with wooden floor and free-standing wardrobes plus a newly fitted family bathroom with shower suitable for wheelchair use. The upstairs accommodation is exceptional boasting a large master bedroom with fitted wardrobes and wooden floor. The superb rear garden is private and secure with side access. To the front there is secure off-street parking for two cars. 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. €375,000**

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## Features

Superb three bed family home C 82 Sq. mts.  
In excellent Condition with many extras included in the sale.

Large living room with feature fireplace and wooden floor  
Solid Oak doors at ground level.

Fully fitted kitchen/ dining area with lino floor.

Three large Bedrooms all with fitted/freestanding wardrobes.

Fully Tiled family bathroom with shower suitable for wheelchair use.

PVC double glazed windows and doors.

Upgraded Gas Central Heating system.

Large rear garden with block built shed with power.

Superb location on mature road within walking distance of shops and schools.

## Entrance Hall

Entrance Hallway (3.85m x 1.13m)

With wooden floor and alarm control panel

## Living Room

Living Room (4.79m x 3.27m)

Stunning living room with bay window, feature fireplace and wooden floor.

## Dining Room

With lino floor and patio door to garden

## Kitchen

Kitchen/Dining room (3.79m x 3.24m)

Fully fitted kitchen with ample wall units and lino floor.

Large work surface with integrated appliances.

Back door to garden with block built shed.

## Outside Features

Off street parking for two cars.

Large back garden with shed.





### Bedroom 1

Master Bedroom. (3.83m x 3.m)  
Extended double bedroom with wooden floor.

### Bedroom 2

Bedroom 2. (3.m x 2.63m)  
Large double bedroom with fitted wardrobes and wooden floor.

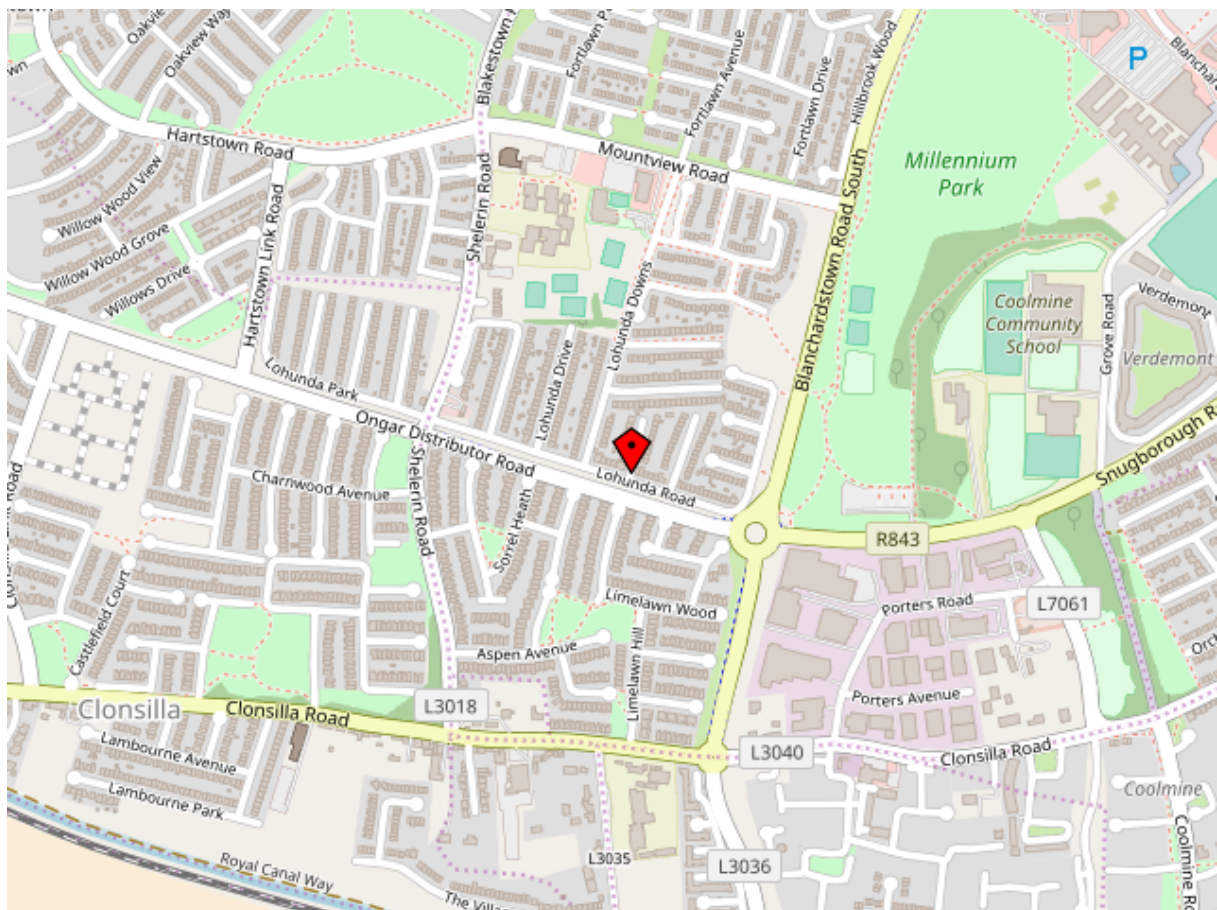
### Bedroom 3

Bedroom 3. (5.19m x 2.87m)  
Double bedroom with fitted wardrobes and wooden floor.

### Bathroom

Family Bathroom. (2.22m x 1.90m)  
Newly fitted bathroom fully tiled.  
Full wet room suitable for wheelchair use, w.c and w.h.b.





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