

**FEATURES:**

- Turn Key Condition
- Large Rear Garden
- Planning Permission for Extension
- Gated Driveway
- Quiet Cul De Sac
- Oil Fired Central Heating

**AMENITIES:**

Only minutes walk to bus stops, shops, family medical centre, playground, crèches, primary and secondary schools, etc. Phoenix Park (incl. Dublin Zoo and Farmleigh), Blanchardstown SC, supermarkets, Castleknock Village and M50 are all less than 10 minutes drive away. The City Centre, Dublin Airport and Heuston Station are also only a short distance.

**Viewing by appointment only contact**

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**Flynn & Associates 8211311**

**PRICE REGION €335,000**

*FOR SALE BY PRIVATE TREATY*

**10 LOHUNDA DRIVE  
CLONSILLA  
DUBLIN 15  
D15 XV5W**





Floor area c. 110 sq.m / 1184 sq.ft

This beautiful four bedroom semi-detached property comes to the market presented in excellent condition throughout. Comprising of entrance hall, family room, living room with feature fireplace and wooden floors, fully integrated open plan kitchen with double doors to rear garden, four double bedrooms with built in wardrobes and main bathroom. Located in the quiet mature cul-de-sac of Lohunda Drive, close to all local amenities including schools, crèche, local parks and the Blanchardstown shopping centre to name but a few. Well serviced by transport links including the N4 and the M50 motorways, Clonsilla train station and many bus routes. Viewing is highly recommended to appreciate all this property has to offer.



**ACCOMMODATION**

**Entrance Hallway**  
**2.17m (7'1") x 2.12m (6'11")**

Semi solid wood floor, radiator cover.

**Family Room**  
**3.41m (11'2") x 2.05m (6'9")**

Semi solid wood floor.

**Lounge**  
**4.41m (14'6") x 3.61m (11'10")**

Solid fuel fire with stone surround, tv point, semi solid wood floor, coving.

**Kitchen / Dining Room**  
**5.79m (19'0") x 4.65m (15'3")**

Excellent range of fitted press units, recessed lighting, plumbed for dishwasher & washing machine, island unit, double doors to rear garden, tiled floor.

**Bedroom 1**  
**3.59m (11'9") x 3.18m (10'5")**

Built in wardrobes, semi solid wood floor.

**Bedroom 2**  
**3.63m (11'11") x 2.65m (8'8")**

Built in wardrobes, semi solid wood floor.

**Bedroom 3**  
**3.48m (11'5") x 2.52m (8'3")**

Semi solid wood floor, built in wardrobes.

**Bedroom 4**  
**3.61m (11'10") x 2.57m (8'5")**

Built in wardrobes, semi solid wood floor.

**Bathroom**  
**2.72m (8'11") x 1.69m (5'7")**

Fully tiled with wc, whb & bath, separate electric shower, heated towel rail.