

**FEATURES:**

- South Facing Rear Garden
- Oil Fired Central Heating
- Quiet Cul De Sac
- Minute`s Walk To Clonsilla Train Station



**AMENITIES:**

Only minutes walk to Clonsilla train station, 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**

**SEAN TOBIN M.I.P.A.V. 087 3966674 [stobin@flynnassociates.ie](mailto:stobin@flynnassociates.ie)**  
**ANDREW RAFTER ASSOC. S.C.S.I 086 8199398 [arafter@flynnassociates.ie](mailto:arafter@flynnassociates.ie)**  
**Flynn & Associates 8211311**

**PRICE REGION €370,000**

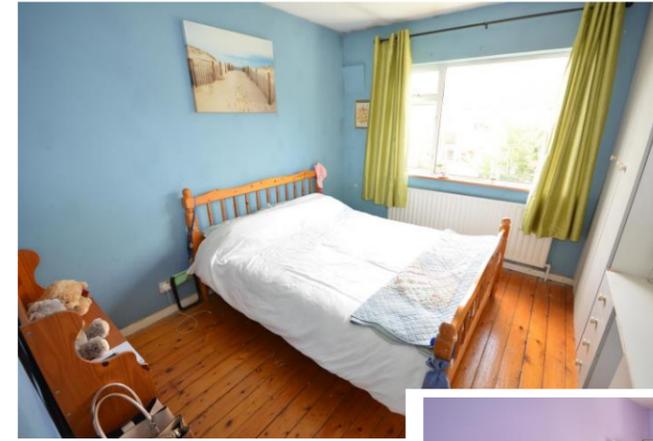
*FOR SALE BY PRIVATE TREATY*

**20 LAMBOURN DRIVE  
CLONSILLA  
DUBLIN 15  
D15 P5TX**



Floor Area c. 107 sqm / 1152 sqft

Flynn & Associates are delighted to present number 20 Lambourn Drive to the market. This wonderful semi-detached family home has elegant proportions and light filled accommodation. The generous living accommodation features kitchen, dining room, lounge & family room at ground level. Upstairs there are four bedrooms and main family bathroom. The estate of Lambourn is located only minutes from Clonsilla village and just a short stroll to Clonsilla train station, schools, shops and the Blanchardstown shopping centre. Also with easy access to the M50 and N3 road networks. Viewing is highly recommended and is by appointment only.



## ACCOMMODATION

### Entrance Hallway

**2.37m (7'9") x 2.1m (6'11")** Laminate wood floor, newly fitted front door.

### Lounge

**4.66m (15'3") x 3.6m (11'10")** Solid fuel fire with stone surround, laminate wood floor, tv point.

### Dining Room

**4.7m (15'5") x 3.01m (9'11")** Double doors to rear garden, laminate wood floor.

### Kitchen

**3.7m (12'2") x 2.7m (8'10")** Range of fitted press units, plumbed for dishwasher & washing machine.

### Family Room

**3.38m (11'1") x 2.1m (6'11")** Carpet flooring.

### Bedroom 1

**3.6m (11'10") x 3.35m (11'0")** Built in wardrobes, tongue & groove flooring.

### Bedroom 2

**3.6m (11'10") x 2.57m (8'5")** Tongue & groove flooring.

### Bedroom 3

**3.57m (11'9") x 2.44m (8'0")** Tongue & groove flooring.

### Bedroom 4

**3.8m (12'6") x 3.2m (10'6")** Built in wardrobe, tongue & groove flooring.

### Bathroom

**2.1m (6'11") x 1.82m (6'0")** Comprising wc, whb & bath with electric shower.