

**FEATURES:**

- Sunny West Facing Back Garden
- Quiet Cul De Sac
- Planning Permission granted for Extension
- Large Block Shed
- Alarm



**AMENITIES:**

Close to train station, bus stops, shops, family medical centre, playground, crèches, primary and secondary schools, Clonsilla village and the Blanchardstown Shopping Center. Phoenix Park (incl. Dublin Zoo and Farmleigh), 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**

**ANDREW RAFTER DIRECTOR 086 8199398 [arafter@flynnassociates.ie](mailto:arafter@flynnassociates.ie)**

**PAUL HUGHES 087 6686173 [phughes@flynnassociates.ie](mailto:phughes@flynnassociates.ie)**

**Flynn Estate Agents 01 8211311**

**PRICE REGION Price €385,000**

*FOR SALE BY PRIVATE TREATY*

**2 LOHUNDA PARK  
CLONSILLA  
DUBLIN 15  
D15 XKH4**





Flynn Estate Agents are delighted to introduce this beautiful four bedroom semi-detached house to the market presented in excellent condition throughout and located in the quiet mature cul-de-sac of Lohunda Park.

Comprising of entrance hall, study, living room with feature fire place, dining room and fully integrated kitchen with breakfast bar. First floor features three double bedrooms, one single bedroom and recently renovated family bathroom. The property boasts a large front and rear mature garden with the potential to extend to the side (measuring 2.25m).

Planning permission has been granted to construct a single storey extension to side (N), comprising of entrance lobby and ground floor bathroom and all associated site development works.

Viewing is highly recommended and made by appointment only.



ACCOMMODATION

<b>Entrance Hall</b> <i>2.18m (7'2") x 2.16m (7'1")</i>	Tiled Flooring
<b>Study</b> <i>3.36m (11'0") x 2m (6'7")</i>	Carpet flooring
<b>Family Living Room</b> <i>4.56m (15'0") x 3.62m (11'11")</i>	Carpet, Coving, Feature Fireplace, Electric Fire, Sliding door to Dining Room
<b>Dining Room</b> <i>4.65m (15'3") x 2.98m (9'9")</i>	Carpet, Storage Area
<b>Kitchen</b> <i>3.64m (11'11") x 2.07m (6'9")</i>	Tiled Floors, Breakfast Bar, Door to Rear Garden, Integrated Press Units
<b>Landing</b> <i>4m (13'1") x 1.85m (6'1")</i>	Carpet flooring
<b>Master Bedroom</b> <i>3.06m (10'0") x 3.33m (10'11")</i>	Carpet, Large Built in Wardrobe Units
<b>Bedroom 2</b> <i>3.06m (10'0") x 2.06m (6'9")</i>	Carpet, Built in Wardrobes
<b>Bedroom 3</b> <i>3.02m (9'11") x 3.02m (9'11")</i>	Carpet, Built in Wardrobes
<b>Bedroom 4</b> <i>3.58m (11'9") x 2.46m (8'1")</i>	Carpet, Built in Wardrobes