



NO. 11 HANSTED WAY

ADAMSTOWN | LUCAN | CO DUBLIN | K78 CX90

FOR SALE BY PRIVATE TREATY

LOCATION

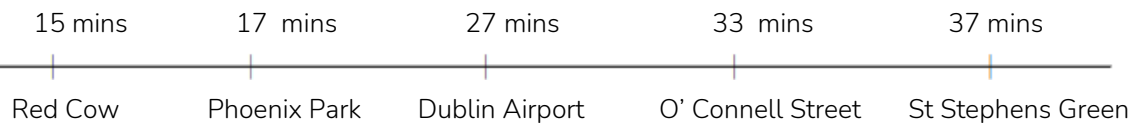
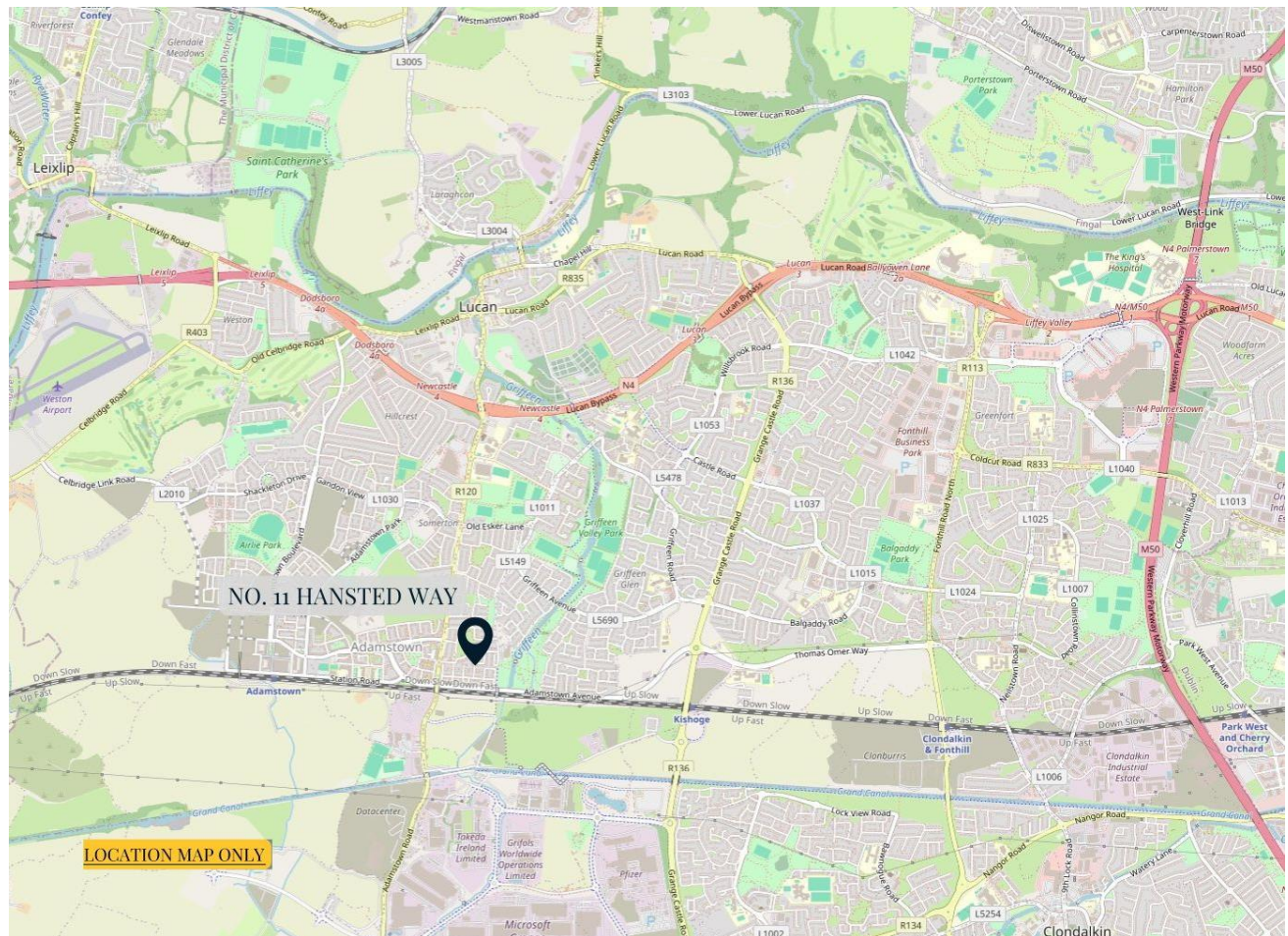
Hansted Development is located close to the picturesque historic Lucan village which too offers many facilities such as a choice of restaurants and riverside walks.

It's proximity to public transportation include Adamstown train station and major thoroughfares ensure convenient connectivity to the wider area, making commuting a breeze.

Lucan is a most sought-after Dublin suburb situated c. 13 km west of Dublin city centre. There are some fantastic leisure facilities in the area including GAA clubs, soccer clubs, water sports along the River Liffey and is home to some of Dublin's finest parks including St. Catherine's Park, Griffeen Valley Park, and the nearby Castletown House. Phoenix Park, the largest enclosed public park in any capital city in Europe, is less than a 15-minute drive away.

There are fantastic primary and secondary schools in the Lucan area, including Gael Scoils.

Located only a short drive from Liffey Valley Shopping Centre and close to several large multinational companies such as Pfizer, Aryzta, Takeda and Intel.



DESCRIPTION

J P & M Doyle are delighted to bring to the market this fine two-bedroom upper floor duplex built in c. 2005 and extending to c. 83.58 sq. m / 899 sq. ft., with it's own private large roof terrace to c. 18.32 sq. mt. / 197.2 sq. ft.

The property comprises of Spacious and bright accommodation over two floors, encompasses an entrance hall, two large double bedrooms are generously proportioned and feature large windows that invite abundant natural light and built in wardrobes.

The master bedroom includes an en-suite bathroom, situated off the hallway at entry level, while continuing upstairs is a family bathroom off the landing area, open plan living area and kitchen/ diner.

This stunning space has a triple aspect which floods the space with natural light from three angles, that leads to one of the highlights of this exceptional property; the sunny roof terrace, perfect for hosting gatherings with friends and family.

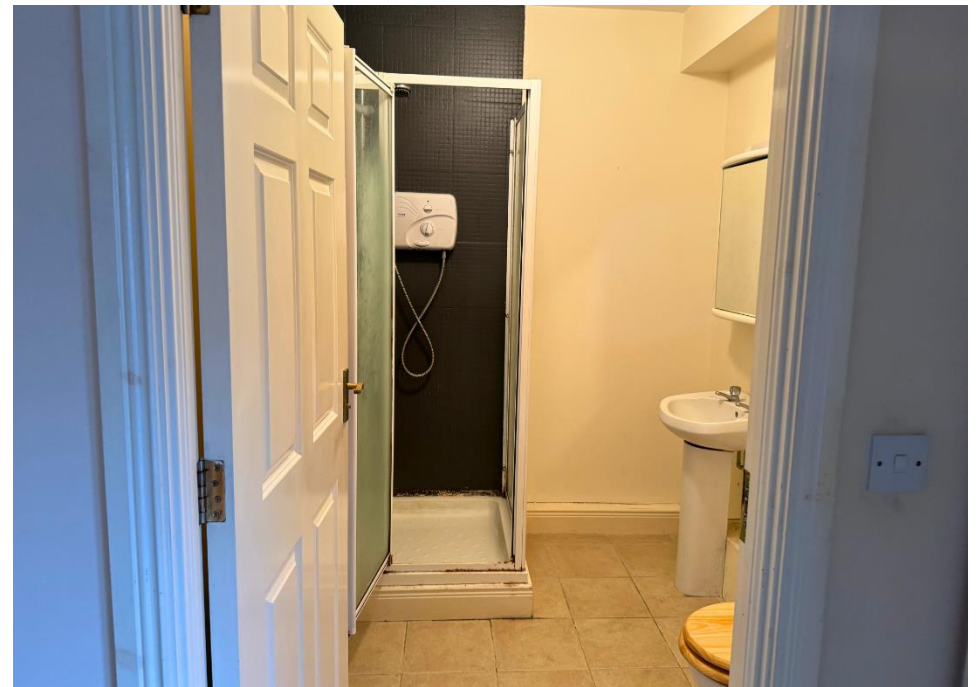
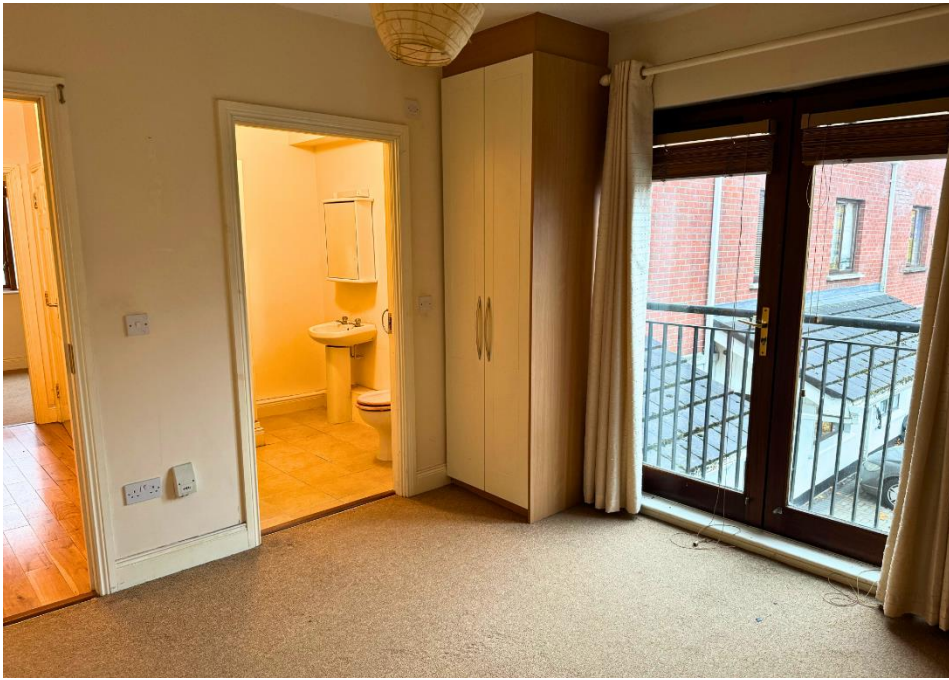
This private outdoor space provides a tranquil oasis, allowing you to unwind and enjoy the beautiful weather. Additionally, the property benefits from ample storage space, including built-in wardrobes.



ACCOMMODATION

Entrance Hallway:	3.27m x 1.48m	Features oak flooring, alarm panel, heating controls.
Hot-Press Storage:		Features hot water cylinder & storage shelving.
Master Bedroom:	3.45m x 3.41m	Features Fitted Wardrobes, double door to Juliet Balcony & carpet flooring.
Ensuite:	2.23m x 1.81m	Features W.C, W.H.B & shower with tiled flooring and Triton electric shower.
Bedroom 2:	4.17m x 2.84m & 1.09m x 0.92m	Features L-shaped Room with fitted wardrobe & carpet flooring.
UPSTAIRS:		
Bathroom:	2.09 m x 1.86 m	Features W.H.B, W.C & bath/ shower, partly tiled
Kitchen:	4.64m x 3.02m	Features fitted shaker maple storage units with stainless steel sink, single oven & hob, tiled flooring & splashback.
Livingroom:	3.85m x 4.18m & 2.09m x 1.13m	Features L-shaped room with hardwood oak flooring, timber surround electric fireplace, door to roof terrace.
OUTSIDE:		
Roof Terrace:	3.94m x 4.65m	Features concrete paving, concrete rendered wall with glass safety panel.









FEATURES/ SERVICES

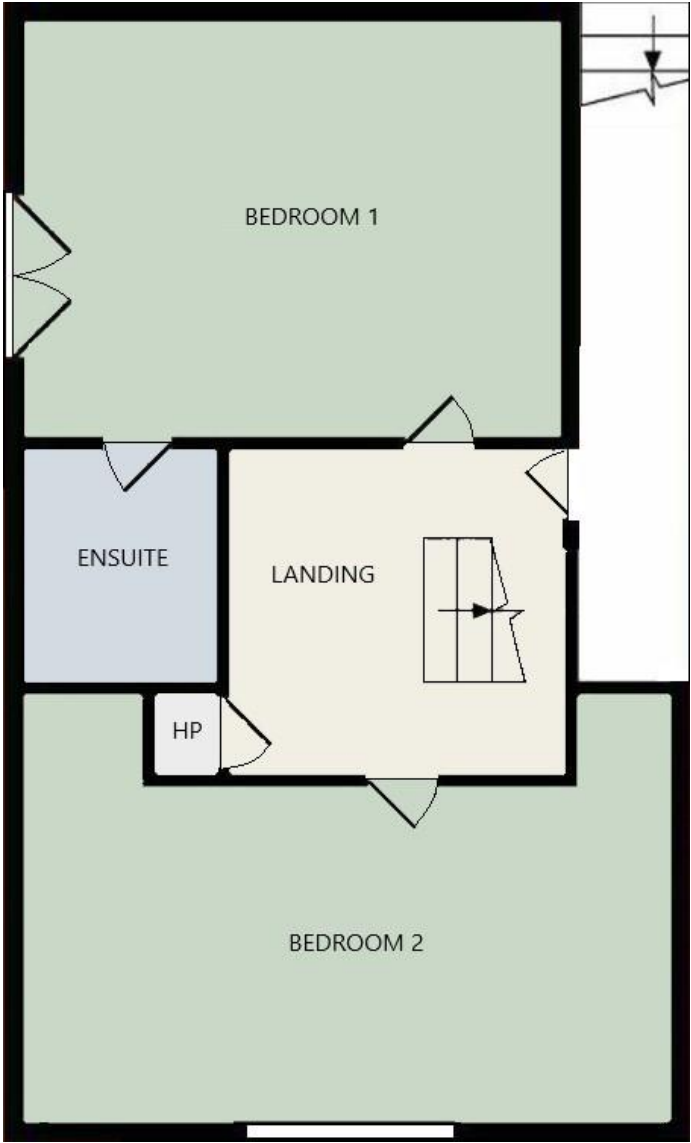
- ESB
- Main water & sewage
- Gas fired central heating
- Double glazed windows
- Chain free Property
- Fibre broadband Available
- Fitted Wardrobes
- Gas fired central heating
- Cul de Sac Location
- Short stroll to Adamstown Train Station & Bus Stop
- Sunny Roof Terrace
- Designated carparking Space
- Easy access to the M4, M7 & M50
- Management fee €1528 per annum



OUTSIDE

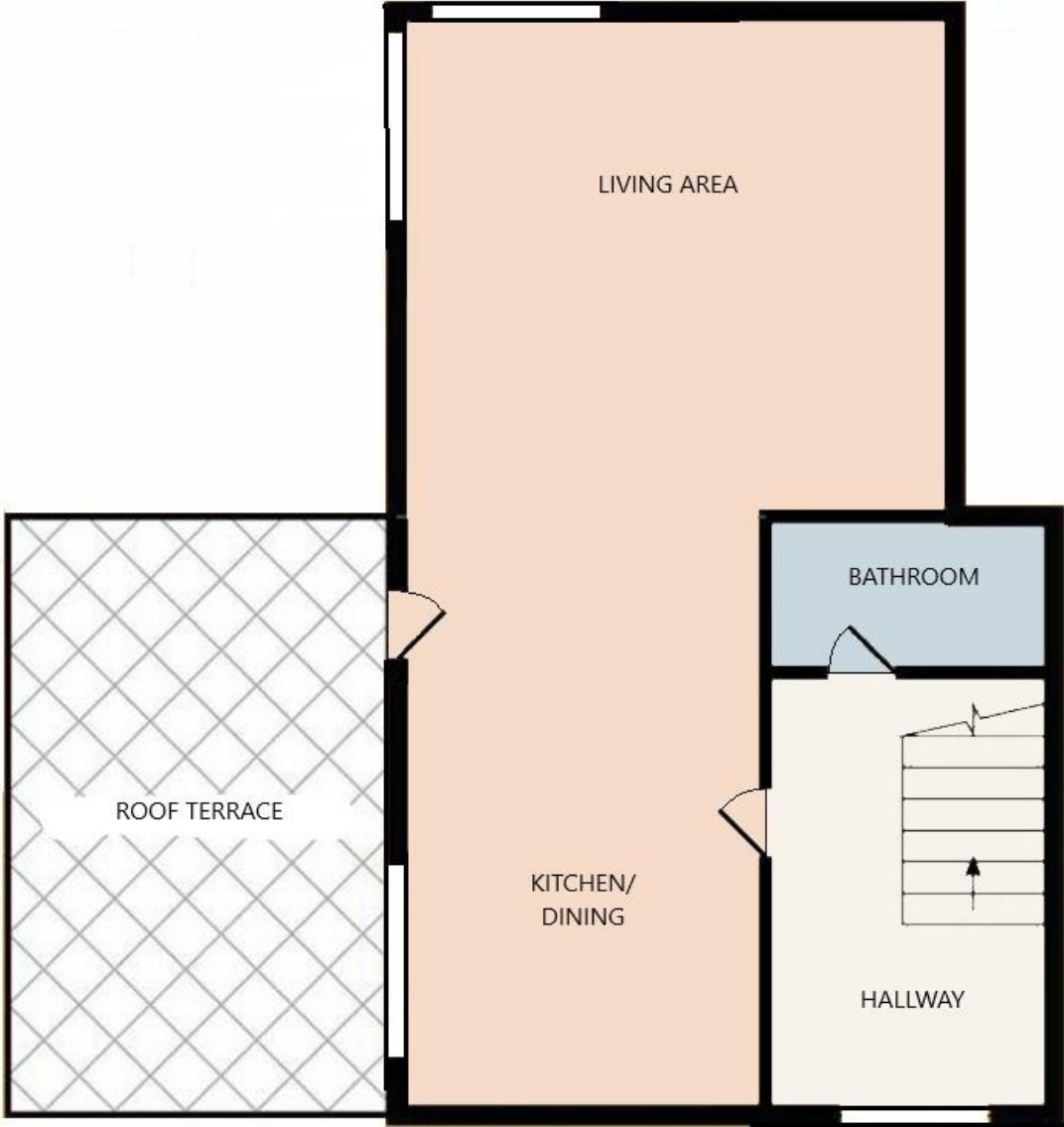


FLOORPLANS



FIRST FLOOR PLAN

*For Illustration Purposed Only. Not to scale.



SECOND FLOOR PLAN

*For Illustration Purposed Only. Not to scale.

VIEWING:

By Appointment Only

PRICE REGION:

€285,000

BER:

B3

BER No. 102142288

SELLING AGENT:

J.P. & M. Doyle

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Dublin 6,
D06 X029.

CONTACT US

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