

FOR SALE

BY PRIVATE TREATY

**13 Hansted Place
Lucan
Co Dublin**



**2 Bedroom Duplex
c.79sq.m. /850sq.ft**

BER TBC

Price: €189,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this stunning two bedroom duplex property in a very popular and well located development Hansted, Lucan, Co Dublin. Hansted is a modern, well-managed development within easy reach of all local amenities including shopping facilities with Supervalu down the road and the Liffey Vally Centre only a short drive away, great restaurants, schools/creches and has excellent transport links with the new Adamstown train station only a stroll away.. This bright and tastefully decorated living accommodation of 850 sq ft spread over two floors comprises of an entrance hall, two double bedrooms, family bathroom, en-suite, open plan lounge/dining room and kitchen area. It also boasts the added bonus of having a store room on the first floor and a fantastic large south facing roof top terrace perfect for unwinding after a hard days work..

No. 13 is presented in beautiful condition throughout and boasts a host of additional features including double glazing throughout, gas fired central heating and designated parking. Early interest is sure to be seen from both 1st time buyers & investors, call Ray Cooke Auctioneers for further information or to arrange viewing!.

FEATURES

- c. 850sq ft in size
- STUNNING condition throughout
- Management fees €1100 yearly
- Gas fired central heating
- Double glazed windows
- Fully fitted kitchen
- Two double bedrooms
- Large roof top terrace
- VIEWING HIGHLY ADVISED!



ACCOMMODATION

HALLWAY

11'1" x 4'59" (3.4m x 1.4m)

Carpet flooring, access to bedroom

LOUNGE

15'4" x 15'4" (4.7m x 4.7m)

Timber floor, large lounge feature
electric fireplace



KITCHEN

10'1" x 13'4" (3.1m x 4.1m)

Fully fitted kitchen, dining area timber
floor, access to back.



BATHROOM

6'56" x 6'2" (2.0m x 1.9m)

Fully tiled, fully fitted, bath, pump shower

BEDROOM 1

11'1" x 11'1" (3.4m x 3.5m)

Carpet flooring double room, built in
wardrobes, en-suite



BEDROOM 2

9'51" x 13'4" (2.9m x 4.1m)

Double room, carpet floor built in wardrobe



FLOOR PLANS



OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

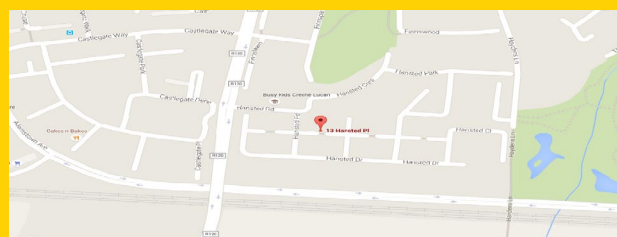
DIRECTIONS

Directions: Travelling from Supervalu in Lucan. Head south on Newcastle Rd/R120 toward Westbury Ave go straight through the lights and turn left onto Hansted Rd, turn right to stay on Hansted Rd where you will find 13 Hansted Place on your left hand side.

VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

LOCATION



NEGOTIATOR

Conor Clarke and he can be contacted on 01 459 9288 or 086 837 1963.

Alternatively you can send an email to conor@raycooke.ie and we will contact you.

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
by email sean@raycooke.ie

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