

**FOR SALE**

BY PRIVATE TREATY

**19 Hansted Drive  
Adamstown  
Lucan  
Co. Dublin  
K78 K778**



**Two Bedroom Duplex  
c.84sq.m /905sq.ft**



**Price: €259,000**

PSR Licence Number 002307

**raycooke.ie**



## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this superb 2 bedroom duplex apartment to the market in the prestigious development of Hansted, Lucan. The location is second to none as you are ideally located within easy reach of Lucan Village and an array of amenities including Adamstown Train Station, Finnstown & Lucan Shopping Centres, primary & secondary schools and the M50 & N4 road networks. Bright, spacious and dual aspect internal living accommodation of c. 84 sq m (c. 905 sq ft) comprises of; 1st floor – entrance hallway, 2 double bedrooms & master ensuite; Top floor – main bathroom, kitchen dining room & living room. A glass panelled door leads from the dining room to a most impressive roof terrace which is attracts the sun all throughout the day. No. 19 has been meticulously maintained and upgraded by its current owner and is now presented in nothing less than show house condition for the lucky new owner. The list of additional features is endless and includes attic space, gas fired central heating and designated parking. This one is sure to be popular with first time buyers but equally likely to be a hit with investors due to the attractive yields on offer locally. Call Ray Cooke Auctioneers for further information or to schedule viewing..

## FEATURES

- c. 84 sq m
- c. 905 sq ft
- Extremely spacious property
- Dual aspect living space
- BER B3
- Management fee c. 1550 per annum
- 1 designated parking space + visitors parking
- Pristine condition throughout
- Beautifully presented
- Gas fired central heating
- Double glazed windows
- Attic with Stira Staircase
- 2 bed 2 bath
- Stunning roof terrace
- 2 generous bedrooms
- Ample wardrobe space
- Master bedroom ensuite on first floor
- Highly sought after development
- Within arm's reach of Adamstown Train Station
- Variety of shops, schools and leisure facilities nearby
- Ideal for first time buyers or clients trading up



## ACCOMMODATION



### LIVING / KITCHEN

Large living room on the top floor. Large windows with plenty of natural light. Top quality blinds & floors.

### KITCHEN

Top quality floor & eye level units. Tiled splash back & floors. Double doors that lead to roof top terrace.

### BATHROOM

Fully tiled bathroom. WC, WHB & fitted bath.

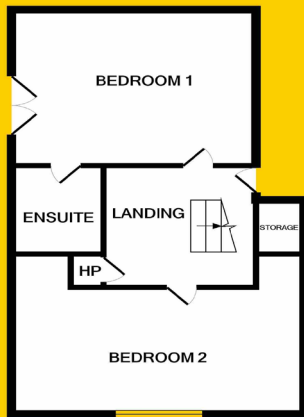
### BEDROOM 1

Double bedroom to the rear of the property. Top quality carpets. Built in wardrobes. Access to ensuite.

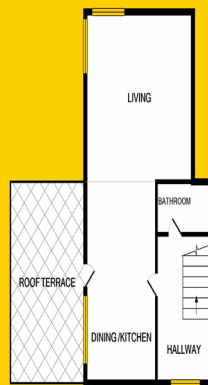
### BEDROOM 2

Double room to the front of the property. currently in use as a home office. Built in wardrobes & top quality carpets.





1ST FLOOR



TOP FLOOR

## 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.

## NEGOTIATOR

James Droney and he can be contacted on 01 4599288 or 086 1409043

Alternatively you can send an email to [James@raycooke.ie](mailto:James@raycooke.ie) and we will contact you.



## MORTGAGES

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



For further information or advice, please call:  
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