

FOR SALE

BY PRIVATE TREATY

27 Hansted Grove
Lucan
Co. Dublin



Four Bedroom Terraced
c.153.3sq.m. /1,650sq.ft.



Price: €320,000

raycooke.ie

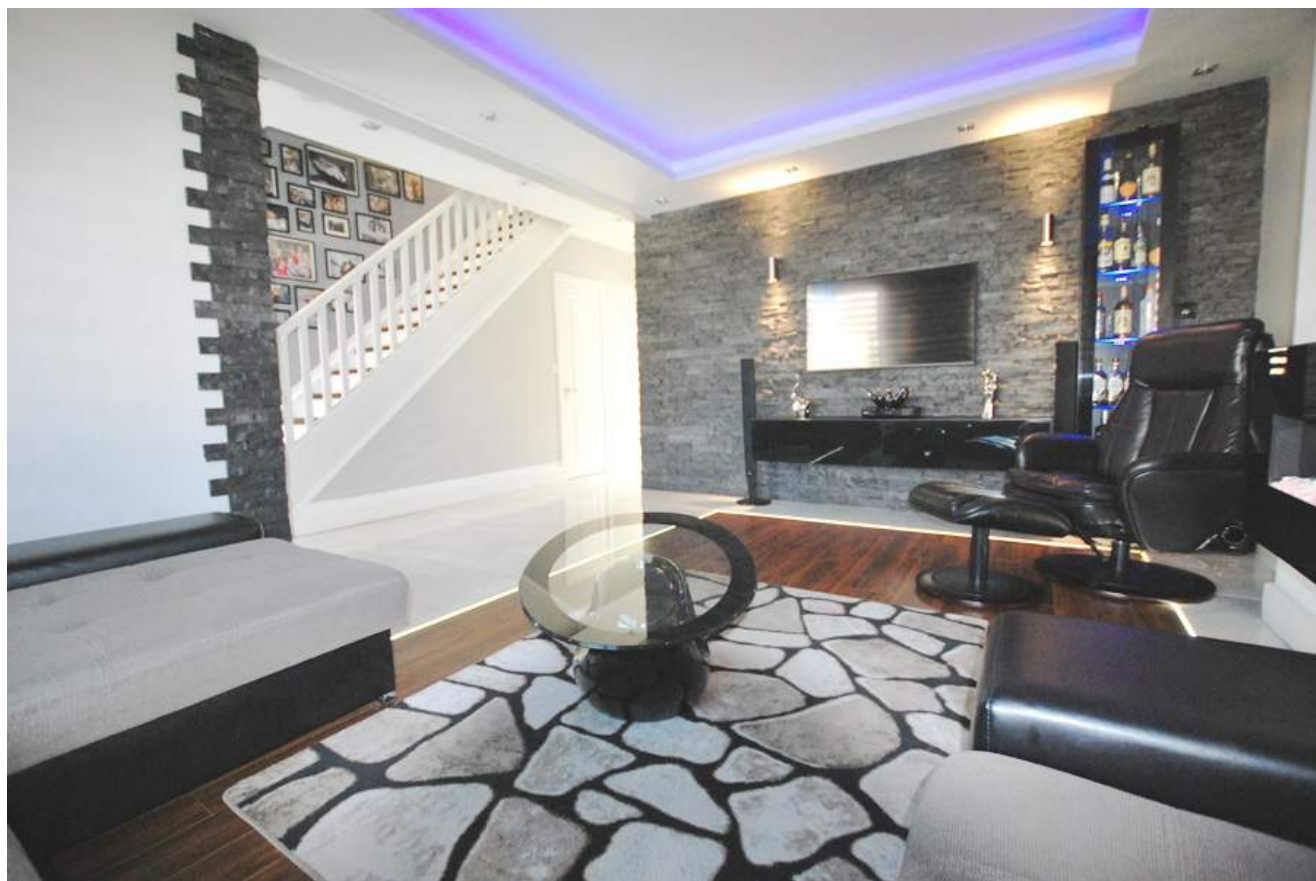
DESCRIPTION

RAYCOOKE AUCTIONEERS are delighted to introduce this superb 3/4 bedroom family home 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 and spacious internal living accommodation of c. 1,650 sq ft comprises of an open plan living room (entrance hallway removed), guest wc, under stairs store room, L-Shaped kitchen/dining room with separate utility room, three generous bedrooms, main family bathroom, master bedroom ensuite, and a most impressive attic conversion housing a superior fourth ensuite bedroom. No. 27 has been meticulously maintained and heavily upgraded by its current keeper and is now presented in nothing less than show house condition for the lucky new owner. The list of additional features is endless and the term "must be seen to be appreciated" surely springs to mind. Call Ray Cooke Auctioneers for further information or to schedule viewing...

FEATURES

- c. 1,650 sq ft
- Extremely spacious property
- 3 bedroom property with magnificent attic conversion
- BER A3
- Management fee c. 380 per annum
- 1 designated parking space + visitors parking
- Pristine condition throughout
- Beautifully modernised
- Gas fired central heating
- Treble glazed windows
- Open plan living room (hallway removed)
- Fitted L-Shaped gloss kitchen
- Plumbed utility room
- 3 generous bedrooms
- Ample wardrobe space
- Master bedroom ensuite on first floor
- ATTIC CONVERSION housing fourth bedroom with



ACCOMMODATION

LOUNGE

20'0" x 19'0" (6.1m x 5.8m)

Hallway removed, open plan living space, tiled and laminate flooring, walled electric fireplace, understairs storage room and guest w.c.

KITCHEN/ DINING ROOM

10'8" x 9'8" (3.3m x 3.0m) and 16'7" x 8'5" (5.1m x 2.6m)

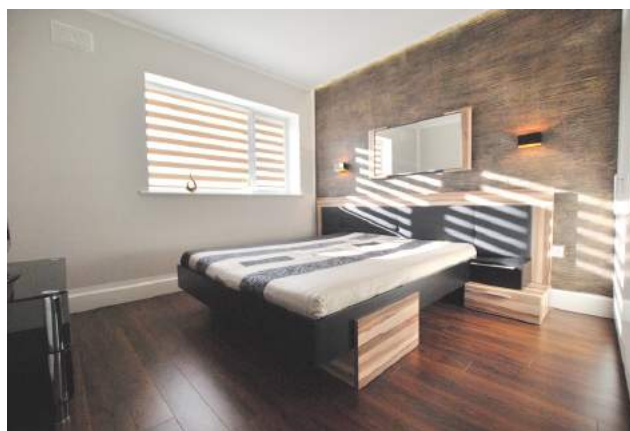
L-Shaped fitted kitchen, tiled floor and splashback, laminate flooring to dining area with patio door to rear and access to utility room.



BEDROOM 1

12'1" x 7'8" (3.7m x 2.4m)

Large single bedroom to the rear of the property, laminate flooring and built in wardrobes.



BEDROOM 2

12'1" x 10'8" (3.7m x 3.3m)

Double bedroom to the rear of the property, laminate flooring and built in wardrobes.

BEDROOM 3

13'7" x 12'1" (4.2m x 3.7m)

Double bedroom to the front of the property, laminate flooring, built in wardrobe and access to ensuite.

BATHROOM

7'8" x 6'5" (2.4m x 2m)

Fitted bathroom suite with wc, whb and bath with shower, tiled for wet areas.



ATTIC CONVERSION

19'0" x 19'0" (5.8m x 5.8m)

In use as fourth bedroom, carpet to floor, two skylights and access to fully tiled ensuite.

OUTSIDE FRONT

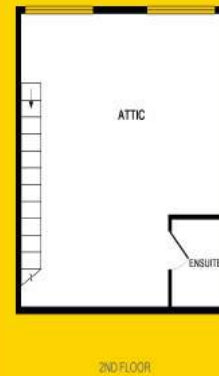
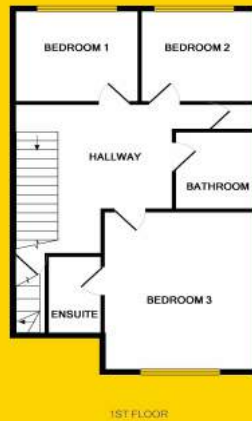
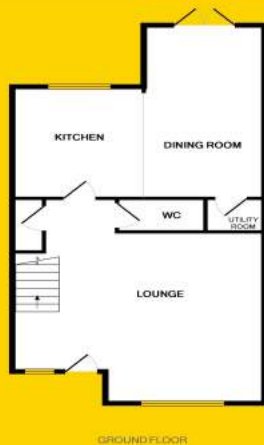
Pedestrian footpath, planted flower bed, designated parking space.

OUTSIDE REAR

Lawn garden with cobblelock area, walled and Barna Shed.



FLOOR PLANS



DIRECTIONS

Passing Finnstown House Hotel on your right hand side and then Finnstown Shopping Centre on your left hand side, turn left onto Hansted Road. Take your first right turn within the development and at the T-Junction turn left. No. 27 can be found on the right hand side marked by our For Sale board.

LOCATION



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

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

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

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
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- Choice of Lenders



For further information or advice, please call:
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