



15 Hansted Road, Lucan, Co Dublin K78 X3A8

Beirne
& Wise



For Sale By Private Treaty

View and appreciate this immaculately presented, two-bedroom duplex dwelling set in this attractive, well-established enclave just off the Adamstown Road. No. 15 offers bright and airy accommodation with generous room proportions and is presented in excellent decorative condition throughout. Ready and waiting for its new owners the floor area extends to 72 sq. m. approx. (excluding the terrace of 21 sq. m.) and the accommodation comprises; hall, bathroom, open plan kitchen/dining/living room with Juliet balcony and at the second-floor level access to the sunny terrace and two generous double bedrooms one with en-suite. The hot press is located on the landing. There is an invaluable storage room located at ground floor level (underneath entrance stairs).

Hansted Road is within a short walk of local schools, various sports clubs including GAA and athletics, water sports on the River Liffey, public parks and local amenities, including a variety of shops, such as Tesco, Aldi, SuperValu, bars and restaurants. There is also the recently built community centre close by with a range of family friendly facilities. The picturesque village of Lucan village is within walking distance as is Adamstown train station, which serves the city centre at Connolly Station and Heuston Station. The C1 and 2 spine bus route operates from the Station and there are a choice of bus routes serving most notably Red Cow Luas and Liffey Valley Shopping Centre.

Special Features

- Spacious bright duplex unit of 72 sq. m. approx. (excl. terrace.)
- Secluded sunny terrace 21 sq. m.
- Redecorated with new carpets in bedrooms.
- Attic space storage
- Contemporary kitchen and bathrooms.
- Kitchen appliances included in the sale
- Dedicated storage unit.
- GFCH

Accommodation

ENTRANCE HALL

Truly inviting, bright and airy with dual aspect windows, and access to...

OPEN PLAN / KITCHEN/ DINING / LIVING ROOM

6.28m x 3.96m

This is a spacious, light filled room with Juliet balcony and ample room for entertaining. The smart kitchen area is fitted with a selection of wall and floor mounted Shaker style units with attractive tiled splashback. There is a built-in oven, hob and extractor unit, and a stainless-steel sink with monobloc chrome tap. The fridge / freezer, dishwasher and washer / dryer are included in the sale.

BATHROOM

Modern and contemporary, with white sanitary suite comprising of a bath with tiled surround and handheld flexible shower head, a pedestal mounted w.h.b. with overhead vanity light, w.c. and a chrome heated towel radiator.

SECOND FLOOR



LANDING

Bright and airy with high level windows, and access to the spacious Hot Press. A glazed door opens out to...

TERRACE

4.36m x 4.90m

A real bonus, the terrace is both sheltered and secluded, with opaque glass screens and well-maintained paving slabs. This is an absolutely sun trap and great for outdoor entertaining.

BEDROOM ONE

3.96m x 3.38m max

This is the principal bedroom of generous proportions with built-in wardrobes with and access to...

ENSUITE

With partial wall tiling, a corner shower cubicle with screen, and thermostatic shower valve. There is a pedestal mounted w.h.b. with overhead mirror and vanity light and a w.c.

BEDROOM TWO

3.63 m x 2.93m max.

A second double room with built-in wardrobes. There is access to a hatch leading to the attic space.

GROUNDS

The development is well-maintained with landscaped perimeter planting. And access to dedicated storage room. There are two parking spaces beside the entrance to No 15.

MANAGEMENT COMPANY:

Hansted Management Company (Managed by Blackridge Property Management Company Dublin 4.

SERVICE CHARGE:

€1,558 approx. per annum (subject to review)

BER

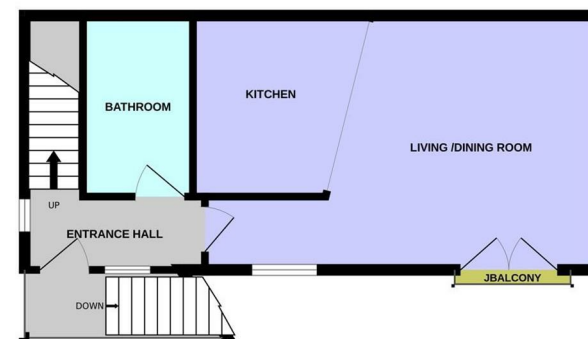
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Output: 153.30 kWh/m2/yr.





1ST FLOOR



2ND FLOOR



Beirne
& Wise

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