

**FOR SALE**

**BY PRIVATE TREATY**

**1 Cedarbrook Way  
Cherry Orchard  
Dublin 10  
D10 DN41**



**One Bedroom Apartment  
c. 51sq.m / 550 sq.ft**



**Price: €185,000**

**raycooke.ie**

**PSR Licence Number 002307**



## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent one bedroom "own door apartment" to the market on Cedarbrook Way, Dublin 10. The location of this property is in a superb setting in walking distance of Part West Train Station, with direct route to Heuston Station, and access to Grand Canal Dock within minutes. You will be spoilt for choice as you have a choice of bus routes on your door step. The M50 Motorway and the popular Liffey Valley shopping complex are only a short drive away. No. 1 is neatly tucked away at the end of a cul de sac, promising little to no passing traffic. The interior living accommodation comprises of c. 550 sq.ft front hall area with large storage room suitable for white goods leading into main family bathroom, double bedroom and open plan kitchen / lounge opening up to a bright and spacious private rear garden with an enviable sunny orientation. This is the ideal starter home for any first time buyer looking in the Dublin 10 area, call Ray Cooke Auctioneers today for more information!

## FEATURES

BER D2  
 c. 550 sq.ft  
 Management fees €635  
 Designated car parking space  
 Private southwest facing rear garden  
 Side access  
 Ground floor own door entrance  
 Double glazed windows  
 Electric storage heaters  
 Park West Train Station within walking distance  
 Ideal purchase for 1st time buyers  
 Highly sought-after development  
 Viewing highly advised!



## ACCOMMODATION



### HALL

10'3"x 3'3" (3.14m x 1.02m)

Hard wood flooring, private front door, two storage rooms, doors to lounge, bedroom and bathroom

### LOUNGE/KITCHEN

25'9"x 12'5" (7.9m x 3.08m)

Hardwood flooring, door to rear garden, freshly painted, floor and eye level units in the kitchen



### BATHROOM

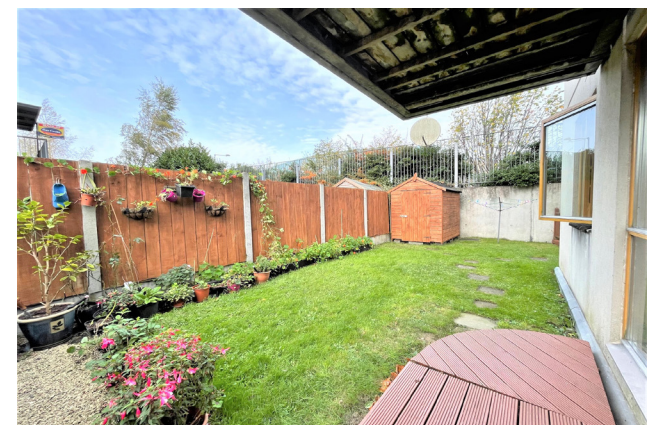
5'6"x 7'2" (1.7m x 2.2m)

Tiled floors, wc, whb, full bath

### BEDROOM

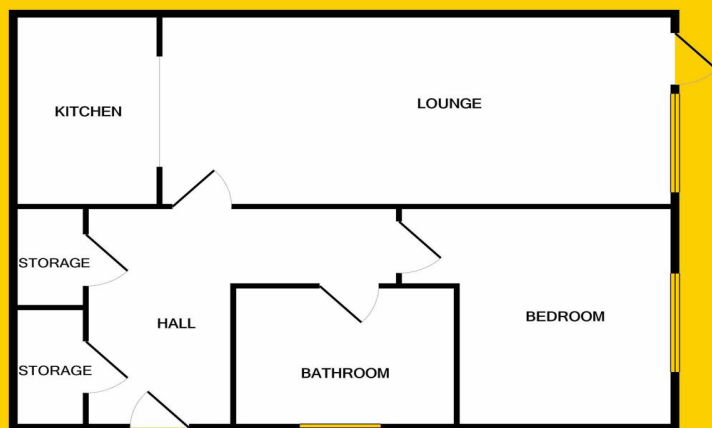
14'1"x 9'4" (4.3m x 2.87m)

Hardwood flooring, fitted wardrobes





## FLOOR PLAN



## 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

Eoin Keogh and he can be contacted on 01 6875800 or 086 7788498

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



## MORTGAGES

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For further information or advice, please call:  
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