

FOR SALE

BY PRIVATE TREATY

34 Cedarbrook Way
Cherry Orchard
Dublin 10



Two Bedroom Apartment



Price: €145,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this absolutely stunning two bedroom 1st floor "own door" apartment located on Cedarbrook Way, Dublin 10. This ever sought after development boasts an idyllic setting within walking distance of Parkwest Train Station, bringing you directly into Heuston Station within minutes, and a host of bus routes are found within arm's reach. The M50 Motorway and Liffey Valley Shopping Centre are both easily accessible within minutes by car. Immaculately presented and recently upgraded interior living accommodation comprises of open plan lounge/dining room with separate kitchen area, inner hallway with access to main bathroom, storage room, utility press and two double bedrooms. From the master bedroom you access a common stairwell which leads to your own private garden on ground floor level and includes a handy storage shed. No. 34 is arguably one of the nicest properties to come to the market in Cedarbrook in recent months and is truly in exquisite condition throughout. Interest is sure to be seen from both 1st time buyers and investors; Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- STUNNING CONDITION THROUGHOUT
- BER TBC
- Management fee c. 700 per annum
- Located on 1st floor
- Own door entrance
- Double glazed windows
- Electric heating
- Two generous double bedrooms
- Storage room and utility press
- Private rear garden
- Barna storage shed
- Ideal for 1st time buyers
- Magnificent investment opportunity
- Sought after development
- Parkwest Train Station within walking distance
- Overlooking the park



ACCOMMODATION

INNER HALLWAY

14'1" x 3'2" (4.3m x 1m)

Laminate flooring, access to bathroom, two storerooms and two bedrooms.

LOUNGE

15'4" x 12'1" (4.7m x 3.7m)

Laminate flooring, feature fireplace with electric fire. venetian blind, access to inner hallway and open access to kitchen.

KITCHEN

7'2" x 4'9" (2.2m x 1.5m)

Fitted high gloss kitchen.

BATHROOM

7'2" x 5'9" (2.2m x 1.8m)

Tiled to floor and around bath, fitted with w.c, whb and bath.

BEDROOM 1

10'4" x 9'5" (3.2m x 2.9m)

Double bedroom to the rear of the property, laminate flooring, venetian blinds and built in wardrobe.

BEDROOM 2

12'4" x 9'1" (3.8m x 2.8m)

Double bedroom to the rear of the property, laminate flooring, venetian blind and built in wardrobe.

OUTSIDE FRONT

Designated parking space, not overlooked.

OUTSIDE REAR

Ground level private garden area.



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.

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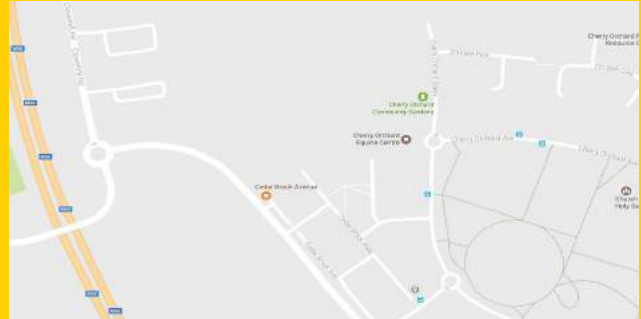
DIRECTIONS

If travelling through Park West pass the Aspect Hotel on the right hand side and continue along Park West Avenue. Proceed ahead passing the train station on the left hand side and at the traffic light junction turn right. At the roundabout turn left and then take your third left turn onto Cedarbrook Way.

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

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

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Financial Services Ltd

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