

FOR SALE

BY PRIVATE TREATY

74 Cedarbrook Avenue
Cherry Orchard
Dublin 10
D10N315



Two Bedroom Apartment
c.65sq.m. /700sq.ft.

BER TBC

Price: €185,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present number 74 Cedarbrook Avenue to the market - a bright, warm two bedroom apartment in this award-winning development (Irish Architecture Awards). This spacious ground floor apartment feels more like a house as it has its own back and front doors, the back door leading to a private garden. Light streams into the large living/dining room throughout the day. The kitchen is situated off this room. A corridor leads to the bathroom, two bedrooms and two large storage cupboards. The bathroom has a bath and an instant hot water shower installed. A new pump was also installed to ensure excellent water pressure throughout the apartment. Both of the two double bedrooms have spacious floor to ceiling fitted wardrobes and the larger double has a glass door to the private garden. This mature landscaped space is a lush sanctuary, an oasis of calm in the city. A three minute walk away is Park West Station, with regular trains to the city- Heuston 10min, Connolly 20 and Grand Canal Dock 30. There is also a good bus service right to Cedarbrook. The apartment comes with a designated car space and a visitor parking area and is close to the m50, providing easy access to Dublin and the rest of the country. This one would make a perfect first buyer home or an equally keen investment with attractive yields on offer locally. Call Ray Cooke Auctioneers Today for further information or to arrange a viewing.

FEATURES

- Own back and front door
- BERTBC
- c. 700 sq ft
- Large living space
- No onward chain
- Not previously rented
- Built in wardrobes
- Designated car space
- Private garden
- Alarm
- Excellent value service charge c700euro (includes bins & maintenance of grounds)
- Instant power shower
- Storage shed to rear
- Lots of storage space
- Landscaped rear garden with mature planting and artificial grass
- Close to Liew Valley Shopping Centre



ACCOMMODATION

LOUNGE

15" x 19" (4.5m x 5.7m)

Spacious room to front of the property, floor to ceiling windows and laminate floor.



KITCHEN

8" x 7" (2.4m x 2.1m)

Floor and eye level units top quality flooring and extra storage.



BATHROOM

6" x 7" (1.8m x 2.1m)

Tiled floor, wc wash hand basin and upgraded triton power shower.



BEDROOM 1

9" x 11" (2.7m x 3.3m)

Double bedroom to the rear of the property, top quality flooring and built in wardrobe.

BEDROOM 2

9" x 14" (2.7m x 4.2m)

Double bedroom to rear of the property, gloss finished built in wardrobe, laminate floor and access to rear garden.



GARDEN

Superbly finished with paving, artificial grass and mature planting.

FLOOR PLANS



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 Doney and he can be contacted on 01 4599 288 or 086 140 9043..

Alternatively you can send an email to james@raycooke.ie and he will contact you in due course.



MORTGAGES

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



For further information or advice, please call:
01 6875800

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.