

FOR SALE

BY PRIVATE TREATY

36 Cedarbrook Way
Cherry Orchard
Dublin 10



Two Bedroom Apartment
c.98.5sq.m. /1,060sq.ft



Price: €150,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent two bedroom "own door duplex apartment" to the market on Cedarbrook Way, Dublin 10. This magnificent development boasts an idyllic setting within walking distance of Park West Train Station, bringing you directly into Heuston Station within minutes, and a host of bus routes found within arm's reach. The M50 Motorway and Liffey Valley Shopping Centre are both easily accessible within minutes by car.

Most spacious interior living accommodation, split over two floors, comprises of entrance hallway, guest wc, extra-large lounge with separate kitchen, two double bedrooms, main family bathroom and an additional study which would suit a variety of uses. Off the lounge you are greeted by a generous balcony with ample outside space and stunning mountain views. No. 36 comes to the market in pristine condition from top to bottom and is one of the nicest properties to come to the market in Cedarbrook in recent times. It will surely appeal to both 1st time buyers and investors; early viewing is highly advised!

FEATURES

- BER C1
- Management fee c. 1,200 per annum
- Designated car parking space
- 1st floor own door entrance
- Duplex style property split over 2 floors
- Double glazed windows
- Electric heating
- PRISTINE condition throughout
- Two generous double bedrooms
- Extra large living room
- Additional study room which will suit many uses
- Generous balcony with mountain views
- Ideal for both 1st time buyers and investors
- Magnificent investment opportunity
- Highly sought after development
- Park West Train Station within walking distance
- Viewing highly advised!



ACCOMMODATION

HALLWAY (1ST FLOOR)

15'7" x 16'7" (4.8m x 5m)

Carpet to stairs and landing, access to lounge, wc and stairs to upper level.

LOUNGE

15'7" x 16'4" (4.8m x 5m)

Large open room, laminate flooring, open access to kitchen and door to balcony.

KITCHEN

12'1" x 11'1" (3.7m x 3.4m)

Tiled to floor and splashback, fitted kitchen units with ample work top space, undertairs storage press.



BEDROOM 1

12'1" x 9'1" (3.7m x 2.8m)

Double bedroom to the front of the property, carpet to floor, wall of built in wardrobe with



BEDROOM 2

12'1" x 9'5" (3.7m x 2.9m)

Double bedroom to the front of the property, carpet to floor and built in wardrobes.

BATHROOM

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

Fitted bathroom suite with wc, whb and bath with shower, tiled floors.



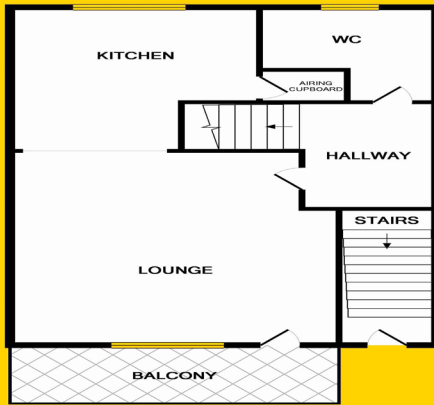
STUDY

19'0" x 6'5" (5.8m x 2m)

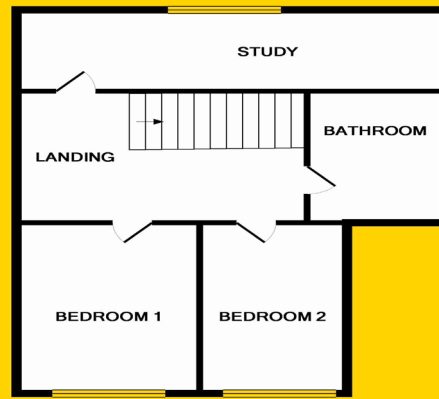
Located to the rear, carpet to floor, large velux window, would suit a variety of uses.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

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.

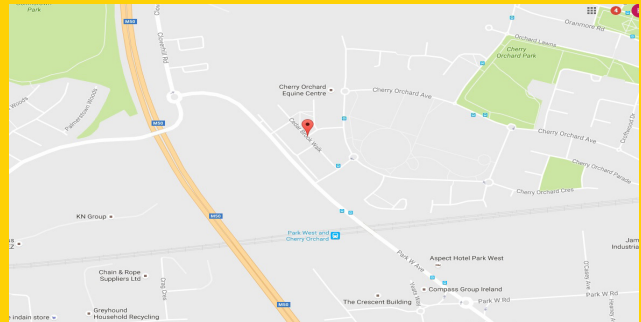
DIRECTIONS

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

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

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

Ray Cooke
Financial Services Ltd

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