

**FOR SALE**

BY PRIVATE TREATY

**77 Cedarbrook Avenue  
Cherry Orchard  
Dublin 10  
D10 K915**



**Two Bedroom Apartment  
c.69.62sq.m / 1040sq.ft**



**Price: €225,000**

PSR Licence Number 002307

**raycooke.ie**



## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent 2/3 bedroom "own door" duplex apartment to the market on Cedarbrook Avenue, Dublin 10. This magnificent development boasts an idyllic setting within walking distance of Park West Train Station, bringing you directly into Heuston Station and Grand Canal Dock within minutes. A host of bus routes, The M50 and Liffey valley shopping centre can also be found within arm's reach. Most spacious interior living accommodation, split over two floors, comprises of entrance hallway, guest wc, open plan lounge/dining room, kitchen, storage room, two double bedrooms, a study and main family bathroom. A step up from the dual-aspect living room leads to an extra large roof terrace which benefits from an enviable south facing orientation. Upstairs the additional study would suit a variety of uses and is an excellent added extra for any apartment. No. 77 comes to the market in show-home condition from top to bottom having been meticulously maintained and upgraded by its current owners. The long list of additional features includes plenty of built in storage, upgraded flooring, top quality blinds and designated parking. This one is prime for 1st time buyers but is equally likely to cause a stir amongst investors due to the attractive yields on offer locally; early viewing is highly advised! Call RAY COOKE AUCTIONEERS today!

## FEATURES

- BER C2
- c. 1,040 sq ft
- Management fee c. 1315 per annum
- Designated car parking
- First floor own door entrance
- Duplex style property split over 2 floors
- Extra large SOUTH FACING roof terrace
- Double glazed windows
- Electric heating
- Additional study
- Excellent condition throughout
- Two generous double bedrooms
- Bright dual aspect living space
- Top quality blinds
- Large kitchen with plenty of additional counterspace
- Plenty of additional storage
- Ideal for both 1st time buyers and investors
- Extremely attractive yields on offer locally
- Highly sought after development
- Park West Train Station within walking distance
- Viewing highly advised!



## ACCOMMODATION



### LIVING

16'40" x 15'64" (5m x 4.77m)

Timber affect flooring. Top quality binds. Flooded with natural light due to sunning south facing aspect.

### KITCHEN

8'2" x 12'40" (2.5m x 3.78m)

Spacious kitchen to the rear of the property. Floor and eye level units. Top quality blinds. Extra storage.

### DOWNSTAIRS WC

7'34" x 6'29" (2.24m x 1.92m)

Part tiled with WHB and WC. Storage press with water cyclinder.

### STUDY

6'00" x 19'02" (1.83m x 5.8m)

Spacious room to the rear of the property. Timber affect flooring. Plenty of storage.

### BEDROOM 1

12'89" x 9'1" (3.93m x 2.8m)

Double bedroom to the front of the property. Timber affect flooring. Built in wardrobes and top quality blinds.

### BEDROOM 2

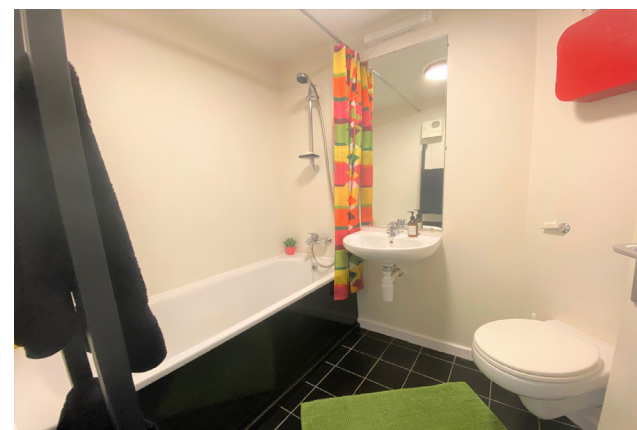
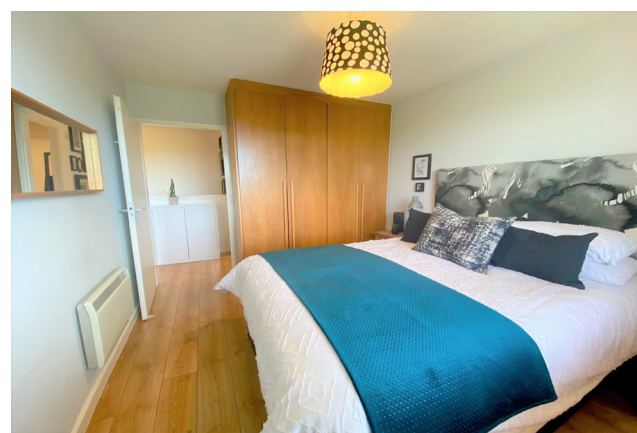
12'27" x 9'58" (3.74m x 2.92m)

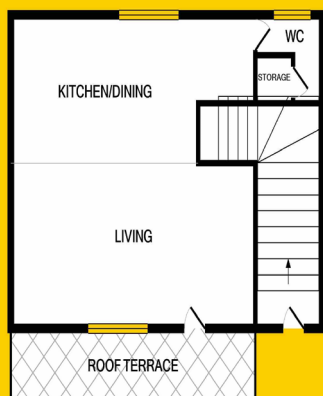
Double bedroom to the front of the property. Top quality built in wardrobes. Timber affect flooring. Top quality blinds.

### BATHROOM

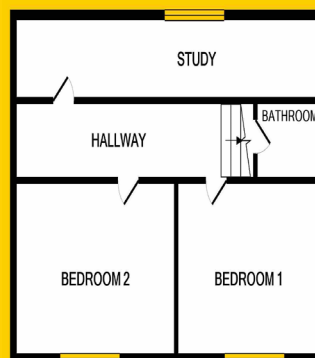
5'74" x 7'2" (1.76m x 2.2m)

Part tiled bathroom suite. Fitted bath, WHB, WC and shower.





GROUND FLOOR



1ST FLOOR

## 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 Droney and he can be contacted on 01 4599288 or 086 1409043

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



## MORTGAGES

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