

FOR SALE

BY PRIVATE TREATY

**17 Cedarbrook Place
Cherry Orchard
Dublin 10
D10 T787**



Two Bedroom Apartment
c.92.9sq.m / 1,000sq.ft

BER TBC

Price: €185,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent two 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.

This is a fantastic opportunity to purchase a newly refurbished turn key 2 bed home in a much sought after location.

The interior living accommodation comprises of front hall area with stairs leading up to a landing area with access to 2 large double bed rooms and family bath including storage, the next stairs leads to a spacious living/ dining and kitchen area, with access to the large private terrace.

Viewing Highly advised call Ray Cooke today!

FEATURES

- Ber TBC
- C. 1000 sqft
- Management fee C. 1000 per annum
- Designated car parking space
- 1st floor own door entrance
- Double glazed windows
- Electric Raditaors (no storage heaters)
- Two generous double bedrooms
- Large amount of storage space
- Large private terrace
- Park West Train Station within walking distance
- Ideal for both 1st time buyers and investors
- Highly sought after development
- Viewing highly advised! Call Ray Cooke Auctioneers to book a viewing today!!



ACCOMMODATION

HALLWAY

10'8"x13'5" (3.3m x 4.1m)

New carpet flooring, access to the two bedrooms, bathroom, storage room and the stairs to the kitchen/lounge.

LOUNGE

19'6' x 15'7' (6m x 4.8m)

Laminate flooring with access to balcony.

KITCHEN

7'2" x 7'8" (2.2m x 2.4m)

Fitted kitchen with tiled flooring.



BATHROOM

6'2" x 7'2' (1.9m x 2.2m)

Tiled flooring, access to storage, wc wash hand basin and bath.



BEDROOM 1

13'7' x 9'8" (4.8m x 2.9m)

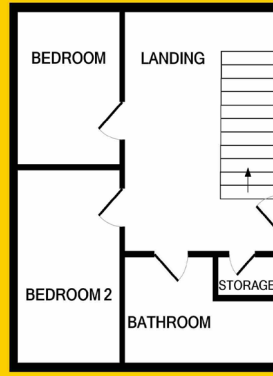
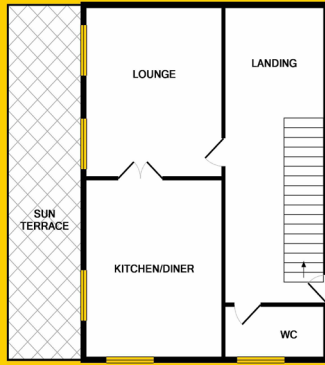
Carpet flooring and built in wardrobes.

BEDROOM 2

15'4' x 9'5' (4.7m x 2.9m)

Carpet flooring and built in wardrobes.





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

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

Alternatively you can send an email to alanna.tyrrell@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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