

**FOR SALE**

BY PRIVATE TREATY

**52 Cedar Brook Way  
Cherry Orchard  
Dublin 10  
D10T841**



One Bed Apartment  
c.55sq.m /590sq.ft



**Price: €150,000**

PSR Licence Number 002307

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent one 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. The interior living accommodation comprises of c. 590 sq.ft front hall area leading into main family bathroom, double bedroom and open plan kitchen, dining & living space, opening up to a bright and spacious balcony looking over the Cedarbrook development. This is the ideal starter home for any first time buyer looking in the Dublin 10 area, call Ray Cooke Auctioneers today for more information!

## FEATURES

Ber D1

€ c. 590 sq.ft

€ Management fee C. €580.00 per annum

€ Designated car parking space

€ First floor own door entrance

€ Double glazed windows

€ Electric storage heaters

€ 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

3'0" x 3'0" (9'8m x 9'8m)

Laminate floor

### LOUNGE

17'3" x 9'8" (5.3m x 3.0m)

Laminate flooring with access to balcony

### KITCHEN

9'1" x 9'5" (2.8m x 2.9m)

Fitted kitchen, storage in kitchen.

### BEDROOM 1

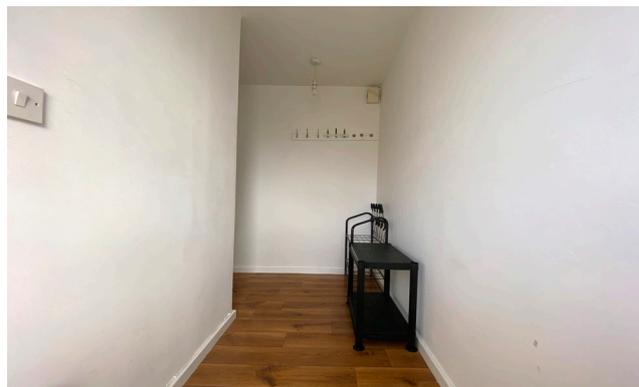
5'9" x 9'1" (1.8m x 2.8m)

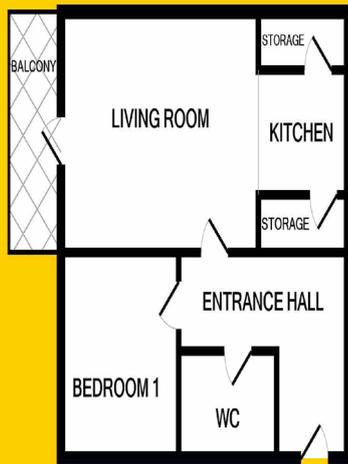
Laminate floor, fitted wardrobes.

### BATHROOM

5'9" x 6'8" (1.8m x 2.1m)

Tiled flooring, bath, shower wc and wash hand basin.





## 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](mailto: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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