

FOR SALE

BY PRIVATE TREATY

13 Cedarbrook Way
Cherry Orchard
Dublin 10



2 Bedroom Apartment
c.66sq.m. /710sq.ft



Price: €155,000

raycooke.ie

DESCRIPTION

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

Tastefully decorated and thoroughly upgraded interior living accommodation comprises of open plan lounge/kitchen/dining room, inner hallway with access to main bathroom, storage room, utility press and two double bedrooms. From the master bedroom you have access to your own private rear garden which is low maintenance with decking and stone areas. No. 13 is a real head turned and will undoubtedly catch the eye of a range of purchasers; from 1st time buyers to investors. Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- PRISTINE CONDITION THROUGHOUT
- c. 710 sq ft
- BER D1
- Management fee c. 700 per annum
- Located on ground floor
- Own door entrance
- Double glazed windows
- Electric heating
- Two generous double bedrooms
- Storage room and utility press
- Private rear garden
- Barna storage shed
- Ideal for 1st time buyers
- Magnificent investment opportunity
- Sought after development
- Parkwest Train Station within walking distance



ACCOMMODATION

LOUNGE/KITCHEN

19'6" x 19' (6m x 5.8m)

Entered through small porch area. Large open plan room combing lounge/kitchen and dining area. Tiled to kitchen and dining area. Fitted modern kitchen with ample storage space. Carpet to lounge. Access to inner hallway.



INNER HALLWAY

10'8" x 4'9" (3.3m x 1.5m)

Carpet to floor. Access to bathroom, two store rooms and two bedrooms.

BEDROOM 1

10'2" x 9'8' (3.1m x 3m)

Double to rear. Carpet to floor. Built in wardrobes..



BEDROOM 2

11'8" x 8'8' (3.6m x 2.7m)

Double to rear. Carpet to floor. Mirrored sliderobes. Access to rear.

BATHROOM

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

Upgraded bathroom suite. Fully tiled and fitted with wc, whb and bath with shower attachment.

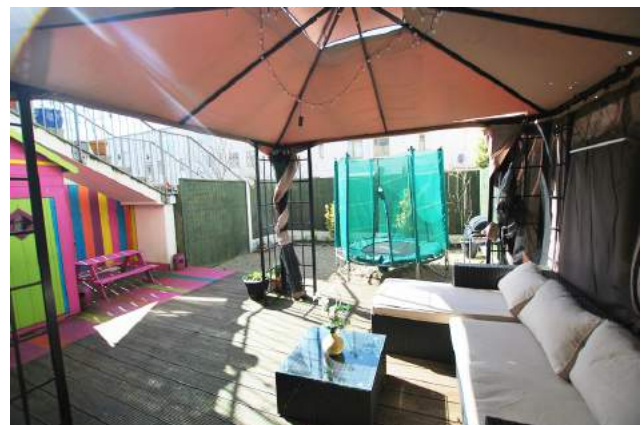


FRONT

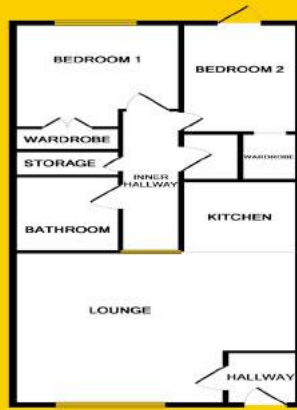
Not overlooked. Designated parking space.

REAR

Private rear garden. Low maintenance. Decked and stoned area. Storage shed space..



FLOOR PLANS



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.

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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