

**FOR SALE**

BY PRIVATE TREATY

42 Cedarbrook Place  
Cherry Orchard  
Dublin 10



Three Bedroom End Of Terrace  
c.80.8sq.m. /870sq.ft.

**BER D1**

**Price: €199,950**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this magnificent three bedroom end of terrace property to the market on Cedarbrook Place, Cherry Orchard, Dublin 10. This ever sought after development is ideally positioned within a short stroll of Park West Train Station which takes you into the heart of Dublin's City Centre within 20 minutes. Aside from that, Cherry Orchard Hospital, Clondalkin Village, Liffey Valley Shopping Centre, The N7, M50 Motorway and The Luas Red Line are all very easily accessible by car.

Internal living accommodation of c. 870 sq ft comprises of entrance hallway, guest wc, lounge/dining room, kitchen, three bedrooms and main family bathroom. No. 42 is beautifully presented having been freshly painted and laid with new flooring. To the rear is a generous rear garden with an idyllic southerly orientation attracting sun throughout the day. Ideal for both first time buyers and investors - Viewing highly advised!

## FEATURES

- C. 870 sq ft
- Management fee c. €1,000 per annum
- Double glazed windows
- Electric heating
- Pristine condition throughout
- Freshly painted
- New flooring laid throughout
- Fitted kitchen
- Generous storage room off kitchen
- Good sized bedrooms
- Private rear garden
- Sunny south facing orientation
- Designated parking space
- Within walking distance of Park West Train Station
- M50, N7 & The Luas easily accessible by car
- Ideal for first time buyers & investors
- Viewing highly advised!





## ACCOMMODATION

### ENTRANCE HALL

8'2" x 4'5" (2.5m x 1.4m)

Laminate flooring, carpet to stairs and landing, access to wc and lounge.

### LOUNGE

10'4" x 9'8" (3.2m x 3m)

Laminate flooring, bright window, access to kitchen and to rear garden.

### KITCHEN

9'8" x 7'8" (3m x 2.4m)

Fitted I-shaped kitchen, tiled to floor and splashback and access to understairs storage.



### BEDROOM 1

9'8" x 9'1" (3m x 2.8m)

Single bedroom to rear of the property and laminate flooring.



### BEDROOM 2

12'1" x 8'5" (3.7m x 2.8m)

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

### BEDROOM 3

10'8" x 9'1" (3.3m x 2.8m)

Double bedroom to the front of the property and laminate flooring.

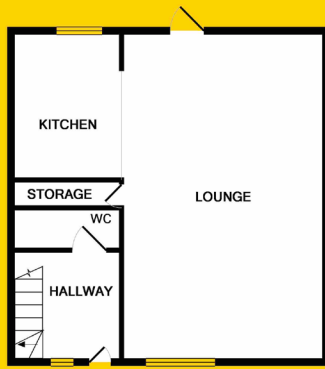


### OUTSIDE FRONT

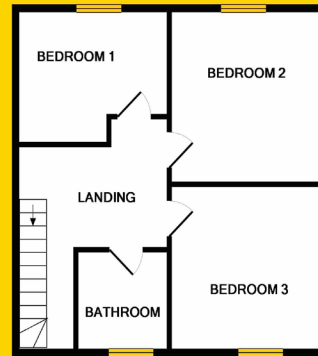
Lawn garden, fully fenced, large side entrance, sunny south facing rear.



## FLOOR PLANS



GROUND FLOOR

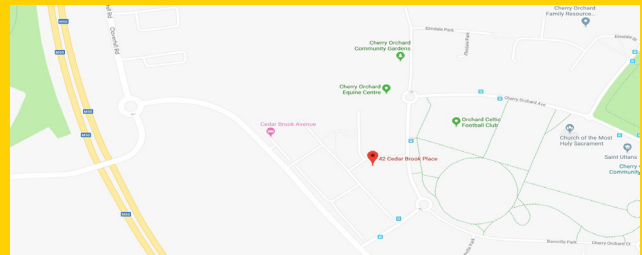


1ST FLOOR

## 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 turn right at the traffic light junction. At the roundabout turn left and turn left onto Cedarbrook Place. No. 42 can be found on the left hand side.

## LOCATION



## 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

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](mailto:ross@raycooke.ie) and we will contact you.

## MORTGAGES

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- Choice of Lenders



For further information or advice, please call:  
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