

**FOR SALE**

BY PRIVATE TREATY

**55 Cedarbrook Walk  
Cherry Orchard  
Dublin 10  
D10TR17**



Two Bedroom Apartment  
c.75.3.sq.m /810.sq.ft



**Price: €215,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this completely refurbished 2 bedroom split level apartment to the market on Cedarbrook Walk, 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. The own door entrance gives way to a carpeted staircase and from the landing you can access the guest wc and the lounge/kitchen/dining area. Stairs again give way to the upper landing with the main family bathroom, two double bedrooms and two convenient storage rooms.

The entire property has been thoroughly refurbished and the dual aspect living accommodation spans to c. 810 sq ft. With access from the dining area and the lounge you will find a full length terrace with ample room for outdoor relaxation and further enhanced by a sunny south westerly orientation. Arguably the finest property ever to come to the market in Cedarbrook - Viewing is strongly advised.

## FEATURES

- \*COMPLETELY REFURBISHED THROUGHOUT\*
- c. 810 sq ft
- Bright dual aspect accommodation
- Management fee c. €1,100 per annum
- 1 designated parking space
- Double glazed windows
- Electric heating
- Upgraded energy efficient Joule Therm heating system
- New internal doors/skirting/architrave
- Fully tiled guest wc & main bathroom
- 2 x double bedrooms
- Upgraded insulation to bedrooms
- Feature dual aspect master bedroom with high ceiling
- Ample built in wardrobes
- XL outdoor terrace with sunny south/west orientation
- 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

### HALLWAY

Carpet to stairs leading to first floor landing, landing gives access to lounge, guest wc and stairway to second floor.

### LOUNGE

13'4" x 11'4" (4.1m x 3.5m)

Laminate flooring, access to kitchen, dining area, and door to terrace.

### KITCHEN/ DINING ROOM

14'1" x 8'2" (4.3m x 2.5m)

Laminate flooring, dual aspect, fitted kitchen with tiled splashback and door to terrace.

### BEDROOM 1

12'7" x 9'8" (3.9m x 3m)

Double bedroom, laminate flooring, built in wardrobes with overhead storage.

### BEDROOM 2

12'7" x 9'1" (3.7m x 2.8m)

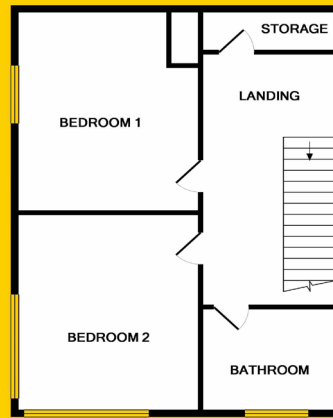
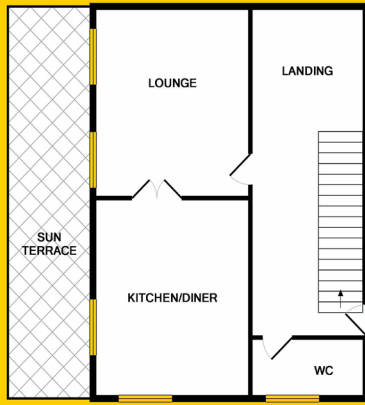
Double bedroom, carpet to floor, built in wardrobes, high ceiling and dual aspect.

### BATHROOM

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

Fully tiled with wc, whb, shower cubicle with triton shower.





## 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 4030720 or 0871368084

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



## MORTGAGES

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