

**FOR SALE**

BY PRIVATE TREATY

7 Cedarbrook Avenue  
Cherry Orchard  
Dublin 10



Two Bedroom Apartment  
c.65sq.m. /700sq.ft.



Price: €189,000

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this superb two bedroom own door apartment to the market on Cedarbrook Avenue, 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. 700 sq ft comprises of entrance hallway, lounge/dining room, separate kitchen, an inner hallway with access to main family bathroom, a generous storage facility and two double bedrooms, once complete with its own walk in wardrobe. No. 7 is presented in pristine condition throughout and is located on the ground floor with its own door entrance. The cul de sac nature of the front is not overlooked and comes with a designated parking space. The rear boasts its own private garden with storage shed, ideal for child's play or outdoor relaxation. Ideal for both first time buyers and investors – Viewing highly advised!

## FEATURES

- C. 700 sq ft
- Management fee c. €800 per annum
- BER C2
- Ground floor
- Own door entrance
- Double glazed windows
- Electric heating
- Pristine condition throughout
- Fully fitted kitchen
- Generous storage room off hallway
- 2 double bedrooms
- Master bedroom walk in wardrobe
- Private rear garden
- Cul de sac setting
- Not overlooked
- Designated parking space
- Within walking distance of Park West Train Station
- M50, N7 & The Luas easily accessible by car



## ACCOMMODATION

### ENTRANCE HALL

4'5" x 6'2" (1.4m x 1.9m)

Square entrance hallway, tiled floor and access to lounge.

### LOUNGE

19'0" x 12'4" (5.8m x 3.8m)

Timber flooring, access to kitchen and inner hallway.

### KITCHEN

8'8" x 7'5" (2.7m x 2.3m)

Fitted L-Shaped kitchen, tiled to floor and splashback.



### INNER HALLWAY

10'8" x 3'6" (3.3m x 1.1m)

Timber flooring, two store rooms, access to bathroom and two bedrooms.

### BATHROOM

7'2" x 5'5" (2.2m x 1.7m)

Tiled floor, fitted with wc, whb and bath with shower.



### BEDROOM 1

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

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

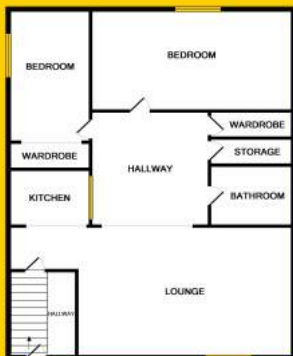
### BEDROOM 2

12'4" x 8'8" (3.8m x 2.7m)

Double bedroom to the rear of the property, carpet to floor and walk in wardrobe.



## FLOOR PLANS

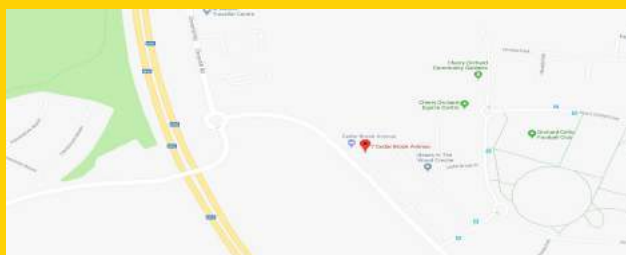


This floor plan has been prepared by the seller or agent (depending on the status of the estate) and is for information only. It does not constitute an offer of any property and is not intended to be used as a contract. It is subject to change without notice. Ray Cooke 2016.

## 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, straight through the traffic light junction and take the second right turn onto Cedarbrook Avenue. Turn left and no. 7 can be found on the right 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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For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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