



For Sale By Private Treaty

75 Cedarbrook Way
Cherry Orchard
Dublin 10
D10N387



Scan to view Property

2 Bedroom | 2 Bathroom | End Of Terrace | 75 sq.m

Guide Price: €225,000



Description

Ray Cooke are delighted to present to the market this immaculately presented 2 bedroom, three story end townhouse in Cedarbrook Way, Cherry Orchard. The location of this property is in a superb setting within walking distance to Park West Train Station, with its direct routes to Heuston Station and Grand Central Dock within minutes. You will be spoilt for choice with a host of bus routes and local amenities on you doorstep including the popular Liffey Valley Shopping complex and easy access to the M50 Motorway. With internal living accommodation of c 75 sq m, this property consists of entrance hallway, utility cupboard, lounge/diner and kitchen area to the ground floor. On the first floor you will find the 2nd bedroom and the family bathroom and the 2nd floor consists of the master bedroom including ensuite. Externally you will find an enclosed, low maintenance courtyard style garden and the front provides allocated parking. No. 75 comes to the market in pristine, turn key condition and offers no onward chain. Contact Ray Cooke at your earliest opportunity to register your interest.

Features

- 2 Bed
- End Terrace
- Train Station in walking distance
- Immaculate throughout
- Courtyard style garden
- Accommodation over 3 floors
- Gas fired central heating
- C. 75 sqm
- Close to amenities
- Allocated parking
- BER D1
- No chain



Accommodation

Entrance Hall
2.5m x 2.6m
Entrance to stairs, lounge, utility and kitchen.

Lounge/Dining Room
5.8m x 2.8m)
Wooden flooring

Kitchen
2.6m x 2.5m
Laminate flooring, window to the rear, built in units and breakfast bar.

Bathroom
2m x 2m Fitted with WC, wash hand basin, bath and shower.

Bedroom 1
5.8m x 3.8m
Laminate flooring

Bedroom 2
5.8m x 3.4m
Laminate flooring with fitted wardrobes.



Floor Plans

Negotiator

Alanna Tyrrell
01 403 0720 or 086 060 6879

Email: Alanna.tyrrell@raycooke.ie



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.

**Ray
Cooke.**
Financial Services

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