

FOR SALE

BY PRIVATE TREATY

11 Cedarbrook Avenue
Cherry Orchard
Dublin 10
D10 DN55



Two Bedroom Duplex
c.96.9.sq.m /1,040.sq.ft



Price: €150,000

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are selling in partnership with The Leinster Property Auction. Offered at bids over €150,000. RAY COOKE AUCTIONEERS are proud to present this spacious 2/3 bedroom duplex to the market located on Cedarbrook Avenue, Dublin 10. This excellent development boasts an idyllic setting within walking distance of Parkwest Train Station, bringing you directly into Heuston Station and the Docklands within minutes. The M50 Motorway and Liffey Valley Shopping Centre are both easily accessible within minutes by car.

Bright and spacious interior living accommodation split over two levels comprises of entrance hallway, downstairs wc, open plan lounge/dining room, kitchen, main family bathroom, 2 double bedrooms and extra room which could be used as a guest bedroom or study. The lounge leads onto a large balcony with enviable south facing orientation. Number 11 is in need of cosmetic upgrade but could be easily transformed into an excellent starter home or an equally keen investment. Viewing is highly advised, Call Ray Cooke Auctioneers for viewing details today!

FEATURES

- Sold with vacant possession
- c. 1040 sq ft
- BER C3
- Management fee c. 850 per annum
- Located on first floor
- Own door entrance
- Double glazed windows
- In need of upgrading throughout
- Upgraded flooring
- Two generous double bedrooms
- Additional storage room to suit a variety of uses
- Large balcony with sunny orientation
- Magnificent investment opportunity
- Sought after development
- Parkwest Train Station within walking distance
- Viewing highly advised!



ACCOMMODATION

LOUNGE

Large bright lounge with laminate flooring , access to balcony and open plan to kitchen.

KITCHEN

Open plan kitchen with eye and floor level units.

BEDROOM 1

Double bedroom to the front of the property with built in wardrobes and carpet flooring.

BEDROOM 2

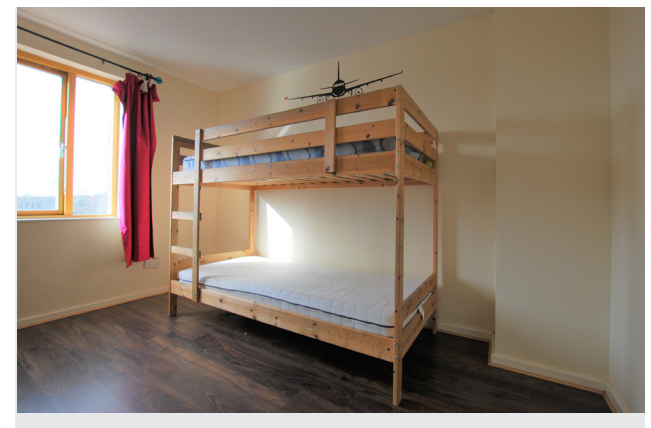
Double bedroom to the front of the property with built in wardrobes and laminate flooring.

STUDY

Study located to the rear of the property with laminate flooring.

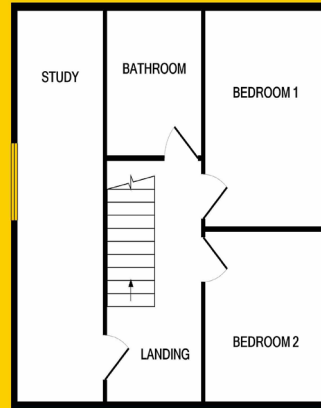
BATHROOM

Fully tiled bathroom with whb and shower unit and tiled flooring.





1ST FLOOR



2ND FLOOR

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

James Droney and he can be contacted on 01 459 9288 or 086 1409 043

Alternatively you can send an email to James@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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