

FOR SALE

BY PRIVATE TREATY

137 Cedarbrook Avenue
Cherry Orchard
Dublin 10
D10NK55



Two Bedroom Apartment
c. 72.9 sq.m. /785sq.ft.



Price: €179,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine two bedroom "own door duplex apartment" to the market on Cedarbrook Avenue, Dublin 10. This magnificent development boasts an idyllic setting within walking distance of Park West Train Station, bringing you directly into Heuston Station and Grand Canal Dock within minutes, and a host of bus routes found within arm's reach. The M50 Motorway and Liffey Valley Shopping Centre are both easily accessible within minutes by car. Most spacious interior living accommodation, split over two floors, comprises of entrance hallway, guest wc, extra-large lounge with separate kitchen, two double bedrooms, main family bathroom and multiple storage rooms. Off the lounge you are greeted by a generous roof terrace with an enviable south facing orientation. No. 137 comes to the market in very good condition and benefits from a cul-de-sac position, an own door entrance and great views. This one is sure to appeal to both 1st time buyers and investors; early viewing is highly advised!

FEATURES

- BER C2
- c. 785 sq. ft.
- Management fee c. 880 per annum
- Designated car parking space
- 1st floor own door entrance
- Duplex style property split over 2 floors
- Double glazed windows
- Electric heating
- Very good condition throughout
- Two generous double bedrooms
- Bright dual aspect master bedroom
- Extra large living room
- Plenty of additional storage
- Generous balcony with south facing orientation
- Ideal for both 1st time buyers and investors
- Extremely attractive yields on offer locally
- Highly sought after development
- Park West Train Station within walking distance
- Viewing highly advised!



ACCOMMODATION

LOUNGE

11" x 11" (3.3m x 3.3m)

Laminate floor, top quality blinds and glass panelled door to roof terrace.



KITCHEN

8" x 12" (2.4m x 3.6m)

Laminate floor, floor and eye level units, glass panelled door .

WC

3" x 5" (0.9m x 1.5m)

Part tiled with wc, and wash hand basin.



BEDROOM 1

11" x 10" (3.3m x 3.0m)

Double bedroom to the south of the property, laminate floor.

BEDROOM 2

10" x 10" (3.0m x 3.0m)

Double bedroom to south of property, floor to ceiling windows and built wardrobes.



BEDROOM 3

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

Single bedroom to the front of the property, carpet to floor and venetian blinds.

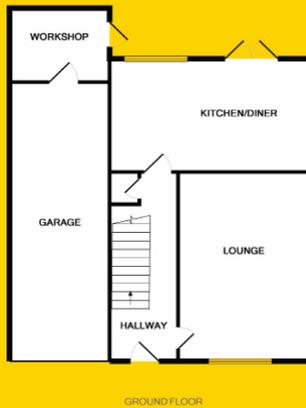
BATHROOM

7" x 7" (2.1m x 2.1m)

Fully tiled bathroom with wc, wash hand basin and shower



FLOOR PLANS



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 Dronney and he can be contacted on 01 4599 288 or 086 140 9043.

Alternatively you can send an email to james@raycooke.ie and he will contact you in due course.



MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
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For further information or advice, please call:
01 6875800

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CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie



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