

FOR SALE

BY PRIVATE TREATY

102 Cedarbrook Walk
Cherry Orchard
Dublin 10



Two Bedroom Duplex
c 213.36 sq.m. /700. sq.ft.



Price: €175,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this superb two bedroom/two storey duplex apartment to the market on Cedarbrook Walk, Dublin 10. The Cedarbrook development is situated within walking distance of Parkwest Business Park and the Parkwest Train Station bringing you into Heuston Station and the Docklands in minutes. Bright and spacious living accommodation of c. 700 sq ft comprises of entrance hallway with guest wc, lounge, kitchen, two double bedrooms and main family bathroom.

No. 102 is presented in pristine condition from top to bottom and boasts a most generous rear garden, ideal for outside lounging and entertaining. On top of this you have your own designated parking space. Interest is sure to be expected from 1st time buyers and investors alike so call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 700 sq ft
- Management fee c. €885 per annum
- Ground floor own door entrance
- Living accommodation over 2 levels
- Generous rear garden
- Electric storage heating
- Double glazed windows
- 2 double bedrooms
- Guest WC & main family bathroom
- Fitted kitchen
- Under stairs storage space
- Designated parking space
- Sought after development
- Parkwest Train Station within walking distance
- Ideal for 1st time buyers
- Magnificent investment opportunity
- Viewing highly advised!



ACCOMMODATION

HALLWAY

6.5x 4'59 (2m x 1.4m)

Hardwood flooring, access to the lounge and WC.

LOUNGE

20'3" x 10'4" (6.2m x 3.2m)

Hardwood flooring and open access to kitchen.

KITCHEN/ DINING ROOM

7'87" x 15.9" (2.4m x 1.8m)

Tiled flooring, fitted kitchen and store room.



BEDROOM 1

11'8" x 7'21" (3.6m x 2.9m)

Double bedroom to the front of the property, hardwood flooring and built in wardrobes.



BEDROOM 2

11'8" x 9.51" (3.6m x 2.9m)

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



BATHROOM

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

Fitted with w.c, whb and bath with shower.

OUTSIDE FRONT

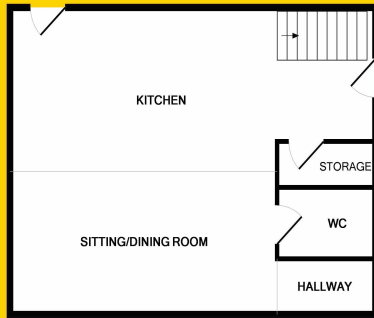
Designated parking space.

OUTSIDE REAR

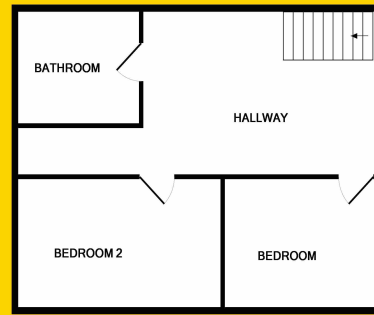
Large rear garden, fenced and barna shed.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

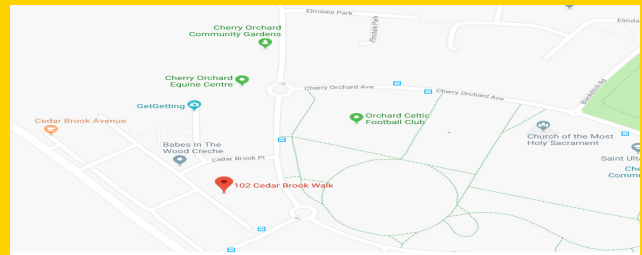
DIRECTIONS

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, proceed through the traffic light junction and turn onto Cedarbrook Avenue. Turn right and proceed ahead onto Cedarbrook Walk. No. 102 can be found on the left hand side

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.

LOCATION



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 and we will contact you.

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
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