

FOR SALE

BY PRIVATE TREATY

**29 Cedarbrook Walk
Cherry Orchard
Dublin 10
D10 CN87**



Two Bedroom Apartment
c.86sq.m /925sq.ft



Price: €215,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this superb two bedroom "own door" apartment located on Cedarbrook Walk, Dublin 10. This magnificent development boasts an idyllic setting within walking distance of Parkwest Train Station, bringing you directly into Heuston Station 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. Immaculately presented living accommodation of c. 925 sq ft is split over 2 levels and comprises of entrance hallway, spacious landing, 2 double bedrooms, main family bathroom. Then on the second floor you have a generous storage room, open plan lounge/dining room, kitchen. Glass panelled doors lead onto an extra-large front balcony with an enviable south facing orientation. No. 29 has been very well maintained and boasts new carpets, upgraded electric heating and plenty of built in storage. This one is sure to generate interest from both first time buyers and investors alike. Viewing is highly advised, Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 925 sq ft
- c. 86 sq m
- BER C3
- Management fee c. 1058 per annum
- Split over 3 levels
- Own door entrance
- Double glazed windows
- Recently upgraded electric heating
- Pristine condition throughout
- Two generous double bedrooms
- Storage room and utility press
- Stunning balcony
- Ideal for 1st time buyers
- Magnificent investment opportunity
- Sought after development
- Parkwest Train Station within walking distance
- Viewing highly advised!



ACCOMMODATION



ENTRANCE HALLWAY

Stairs to 1st floor living accommodation, landing gives access to bathroom and 2 bedrooms

LOUNGE

11'8" x 11'4" (3.6m x 3.5m)

Laminate flooring, access to balcony, access to kitchen area.

KITCHEN /BREAKFAST AREA

11'8" x 9'1" (3.6m x 2.8m)

Laminate flooring, L-shaped kitchen. Balcony access bright room.

BEDROOM 1

10'4" x 10'1" (3.2m x m)

Located upstairs, double bedroom with carpet.

BEDROOM 2

11'5" x 10'4" (3.4m x 3.2m)

Located upstairs, double bedroom, carpet, 2 large windows.

BATHROOM

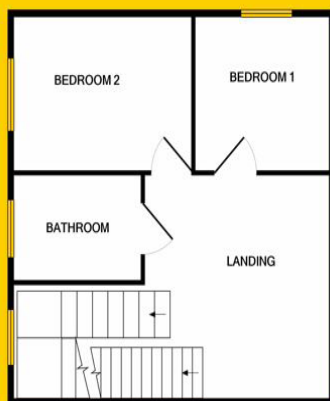
7'2" x 5'9" (2.2m x 1.8m)

Located upstairs tiled to floor, fitted with wc, bath, shower and wash hand basin.

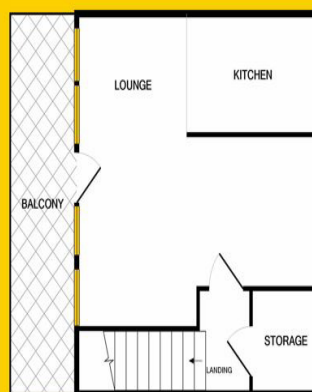
BALCONY

Full width paved balcony. South facing





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 she can be contacted on 01 4599288 or 086 1409043

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



MORTGAGES

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