

FOR SALE

BY PRIVATE TREATY

24 Cedarbrook Place
Cherry Orchard
Dublin 10
D10AP41



Two Bedroom Apartment
c.69.7sq.m. /750sq.ft.

BER TBC

Price: €190,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning 2 bedroom dual aspect apartment to the market on Cedarbrook Place, Cherry Orchard, Dublin 10. This ever sought after development is ideally positioned within a short stroll of Park West Train Station which takes you into the heart of Dublin's City Centre within 20 minutes. Aside from that; Cherry Orchard Hospital, Clondalkin Village, Liffey Valley Shopping Centre, The N7, M50 Motorway and The Luas Red Line are all very easily accessible by car. Meticulously maintained and upgraded interior living accommodation is accessed through an own door entrance and features a carpeted staircase, main family bathroom, L-shaped lounge/ kitchen/dining area, two double bedrooms, master bedroom ensuite & generous storage room. From the dual aspect living space a glass panelled door leads onto a spacious west facing balcony perfect for dining on a summers evening. The entire property has been thoroughly refurbished and features a long list of additional features including floor to ceiling windows to the lounge, upgraded electric heating, built in wardrobes and a stunning kitchen with top quality integrated appliances. Number 24 is prime for first time buyers but is equally likely to be a hit with investors due to the attractive yields on offer locally. Call Ray Cooke Auctioneers today for further information or to arrange a viewing!

FEATURES

- c. 750 sq ft
- Meticulously maintained and upgraded by its current owners
- Bright dual aspect living accommodation with extra high ceiling
- Management fee c. €900 per annum
- 1 designated parking space
- Plenty of guest parking spaces
- Double glazed windows
- Upgraded energy efficient Electric heating with connection to smartphone
- Excellent kitchen with top quality integrated appliances
- 2 x full bathrooms
- 2 x double bedrooms
- Built in wardrobes
- Generous storage room with access to further attic storage
- XL balcony with sunny westerly orientation and artificial grass
- Overlooking Green area
- Within walking distance of Park West Train Station
- M50, N7 & The Luas easily accessible by car
- Ideal for first time buyers & investors
- Viewing highly advised!



ACCOMMODATION

LOUNGE/DINER

10" x 20" (3.0m x 6.0m)

Dual aspect living room giving natural light, throughout the day, access to balcony through glass panelled door.

KITCHEN

6" x 8" (1.8m x 2.4m)

Floor and eye units, integrated appliances and tiled splashback.

BATHROOM

7" x 5" (2.1m x 1.5m)

Full bathroom with wc, wash hand basin and full bath.

BEDROOM 1

13" x 7" (3.9m x 2.1m)

Double room to front of the property, built in wardrobe, top quality blinds and curtains, TV point and laminate flooring.

BEDROOM 2

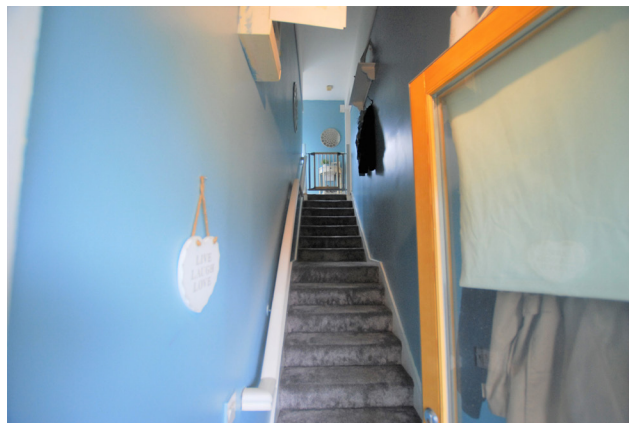
16" x 9" (4.8m x 2.7m)

Double room to front of the property, built in wardrobe, top quality blinds and curtains, access to ensuite.

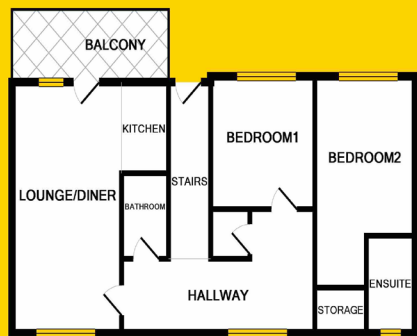
ENSUITE

6" x 7" (1.8m x 2.1m)

Full bathroom with wc, wash hand basin and full bath. Top quality blinds and storage cabinet.



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 Droney 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
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
01 6875800

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.