

FOR SALE

BY PRIVATE TREATY

6 Cedarbrook Way
Cherry Orchard
Dublin 10



Two Bedroom Apartment
c.71sq.m. / 764sq.ft.



Price: €185,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent two bedroom "own door duplex apartment" to the market on Cedarbrook Way, 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 balcony with ample outside space and stunning mountain views. No. 6 comes to the market in very good condition from and benefits from a cul-de-sac position, an own door entrance and a fitted kitchen. This one is sure to appeal to both 1st time buyers and investors; early viewing is highly advised!

FEATURES

- BER E2
- c. 764 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

ENTRANCE HALL

Stairs to 1st floor living accommodation, landing gives access to guest wc and lounge.

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 dual aspect room.

BALCONY

Full width paved balcony. Park and mountain views, south facing.

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 built in wardrobes, 2 large windows.

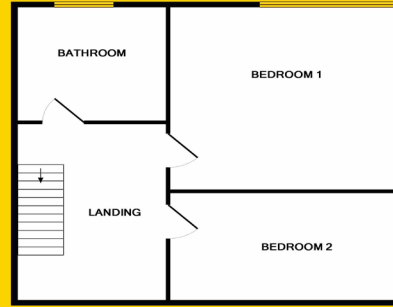
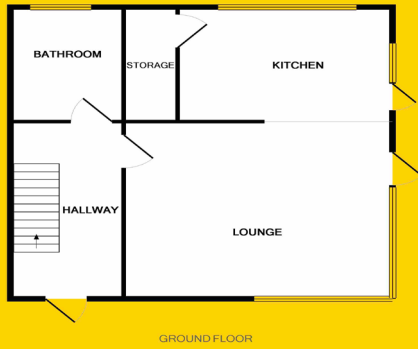
BATHROOM

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

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



FLOOR PLANS



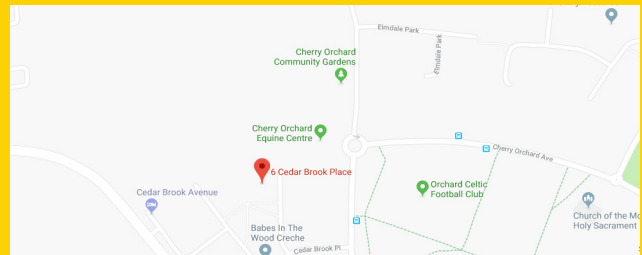
DIRECTIONS

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 and at the traffic light junction turn right. At the roundabout turn left and then take your third left turn onto Cedarbrook Way.

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

Tallaght Sales and can be contacted on **01 4599 288**.

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

MORTGAGES

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For further information or advice, please call:
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