

SMART

RESIDENTIAL



7 Cedar Brook Way,
Dublin 10

FOR SALE

Asking price €225,000

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PSRA Licence No: 003506

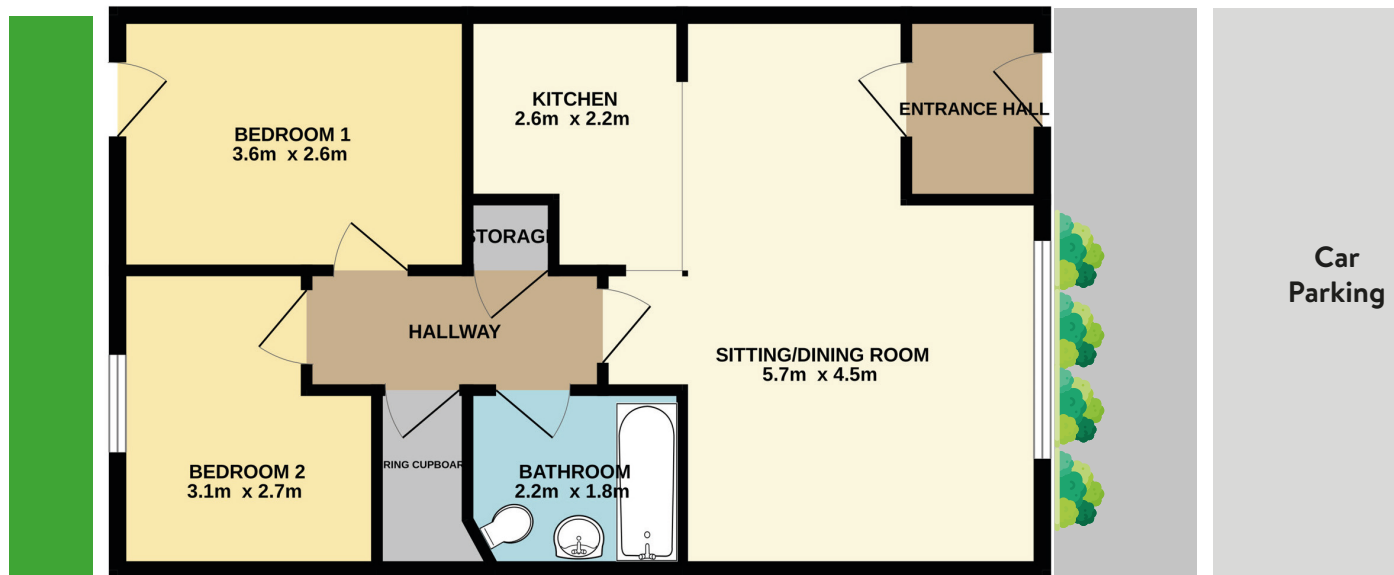
SMART Property are delighted to present No. 7 Cedar Brook Way, Dublin 10, a spacious two-bedroom ground floor own door apartment, extending to approximately c. 640 sqft. This property was constructed c.2003 and is well presented within this ever-popular development.

Upon entering through the own door entry, viewers are greeted by an open plan living, dining and kitchen to the front of the property with large floor to ceiling east facing window and laminate wooden flooring throughout. Through the inner hallway viewers will find the main bathroom, 2 large storage rooms, one containing the water tank. Then to the rear of the property, you will find the two large double bedrooms, one with large fitted wardrobes, while the master has the added benefit of a walk-in closet. The apartment also greatly benefits from a large privately enclosed rear garden accessed through the master bedroom, which would be an idyllic setting for any new owner.



Cedar Brook is a highly sought-after development boasting an idyllic setting, opposite the New Cherry Orchard Park, and within walking distance of Park West Train Station, bringing you directly into the City Centre via Heuston Station and the Docklands. The M50 Motorway and Liffey Valley Shopping Centre are both easily accessible within minutes by car. Other local amenities and facilities include The Cherry Orchard Community Gardens, Equine Centre and Cherry Orchard Hospital. The development is currently managed by Purple Property Management with an annual service charge and insurance charge of approximately €775 per annum.

This property will certainly interest several potential buyers, both first time and downsizers alike. Viewing would be highly recommended to appreciate the potential of this ground floor own door 2 bedroom apartment. Please do not hesitate to contact the SMART office today to arrange your viewing.



ACCOMMODATION:

Living/Dining Room - L: 5.8m x W: 4.5m

- Large living and dining space with wooden laminate flooring.

Kitchen - L: 2.7m x W: 2.2m

- Fully fitted kitchen

Main Bathroom - L: 2.1m x W: 1.9m

- Fully tiled bathroom with bath and shower suite.

Master Bedroom - L: 3.6m x W: 2.7m

- Wooden laminate flooring throughout

Bedroom Two L: 3.1m x W: 2.8m

- Wooden laminate flooring throughout and ample built in wardrobe space

Overall size approx. 60 sq. m

PROPERTY FEATURES

- Large private enclosed garden.
- Wooden laminate floors throughout.
- Ample storage
- Designated parking space
- Excellent access to transport links

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Disclaimer: The information, floorplans & specifications contained within this brochure is for guidance and indicative purposes only. All images are not intended to form part any contract or warranty. Any intending purchaser should not rely on them as representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

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