



**For Sale** By Private Treaty

134 Cedarbrook Avenue  
Cherry Orchard  
Dublin 10  
D10 XX55

1 Bedroom | 1 Bathroom | Apartment | 50sq.m

**Guide Price: €175,000**



Scan to view Property



## Description

RAY COOKE AUCTIONEERS are thrilled to present this superb one-bedroom ground floor own door apartment to the market ideally located on Cedarbrook Avenue, Dublin 10, No.134 Cedarbrook Avenue. Immaculately presented interior living accommodation of c. 50 sqm. comprises of a hallway leading to an open plan lounge/dining room and kitchen area, 2 large storage rooms, 1 spacious double bedroom and a main w/c. To the rear of the property, you will find a rear garden, a truly great addition to any apartment.

The highly sought-after development of Cedarbrook boasts an idyllic setting 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. No.134 is certain to generate great interest from a wide range of buyers. Early viewing is highly advised, Call Ray Cooke Auctioneers for further information today!

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## Features

- c.50 sq.m
- Ground floor, own door apartment
- Double glazed windows throughout
- Great condition throughout
- One generous double bedroom
- Two large storage rooms
- Quality internal doors
- Rear garden
- Designated parking
- Sought after development
- Parkwest Train Station within walking distance
- Early viewing highly advised!





# Accommodation

## HALLWAY

2.3m x 3.2m

2x storage rooms, leading to bathroom, bedroom and lounge. White walls with laminate floors.

## LOUNGE

3m x 6.3m

Laminate floors, door and window to rear, leading from hall and kitchen.

## KITCHEN

1.5m x 3m

Leading from lounge, cream cabinetry, wooden countertop, fitted with oven, hob and washing machine.

## BEDROOM 1

4.4m x 2.9m

Window to rear, laminate floors, built in wardrobes.

## BATHROOM

1.7m x 2.2m

Fitted bathroom with wc, whb and bath with tiled floors.





## Negotiator

01 68 75 800

Raycookesales@raycooke.ie

## 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.

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**Ray  
Cooke.**  
Financial Services

For further information or advice,  
Please call: 01 687 5800 or 086 7788498

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