

15 Parklands Office Park,
Southern Cross Road,
Bray,
Co. Wicklow.
Tel: 01-2014650
Email: info@fenelonproperties.ie



**Apartment 513, The Edges 1, Beacon South Quarter,
Sandyford, Dublin 18 D18 K066
Asking Price: €400,000**



Features

- 2 Bed, 2 Bath Fifth Floor Apartment with Floor to Ceiling Windows Throughout
- Bright & Spacious Accommodation of C. 882sqft. [82sqm]
- Designated Car Space Included with The Property
- Concierge Service
- Gas Fired Central Heating
- Presented In Immaculate Condition Throughout
- Large Private Balcony
- BER: B2
- Excellent Transport Links, The Green Line LUAS Is Within A Few Minutes' Walk
- Superbly Located in The Beacon South Quarter with Access to All Amenities & Manicured Communal Gardens



15 Parklands Office Park, Southern Cross Road, Bray, Co. Wicklow, A98 KN92

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VAT No: IE 9707185J

Company Reg: 470247

PSR License No: 001506

Fenelon Properties are delighted to bring to the market this bright fifth floor 2 double bedroom apartment at Beacon South Quarter. Presented in excellent condition throughout, with the bonus of a designated parking space and on-site concierge services.

Accommodation briefly comprises of an entrance hall, kitchen/dining / living room, two double bedrooms [master ensuite] and family bathroom. This apartment is flooded with natural light due to the generous wall to wall, floor to ceiling windows that look out onto an extensive balcony that spans the length of the property and is accessible from both bedrooms and the living room.

With manicured gardens, all communal areas are well maintained throughout the development. Beacon South Quarter is a lively and thriving development, which boasts every conceivable amenity and facilities. On the site, there is a gym, health and wellness facilities, Dunnes Stores, Bank of Ireland, interiors and lifestyle stores, an off-license, smaller shops, coffee shops, the children's museum, Imaginosity, and a range of bars and restaurants.

The Stillorgan [green line] LUAS stop is a short walk from the development making an easy commute into Dublin City and the M50 can be easily accessed. A number of bus routes also service the area. Dundrum Shopping Centre and Leopardstown Racecourse are both only a short drive away.

Viewing this home is highly recommended!

BER Details

BER: B2 | BER No: 107307357 | Energy Performance Indicator: 110.19 kWh/m²/yr

Services

Gas Fired Central Heating | Mains Water, Electricity & Waste Drainage | Double Glazing Throughout
Broadband Available | Designated Car Parking Space | Concierge Service

Management company: Aramark Property Management [Annual Service Charge €5,646.90]



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Accommodation

Entrance Hall: 2.1m x 1.4m & 3.7m x 2m

Walnut wood flooring with access to generous storage cupboards/ cloak room and hot-press. Recessed lighting.

Living/ Kitchen/ Dining Room: 3.76m x 7.69m

Walnut wood floor, contemporary fitted kitchen with ample shelving & storage units, integrated oven, hob, microwave, fridge freezer and dishwasher. Glass display unit, breakfast bar with stainless steel sink.

Bright living area with floor to ceiling windows and access to the sunny North facing balcony.

Master Bedroom: 3.03m x 5.16m

Walnut wood floor, floor to ceiling windows, access to the sunny North facing balcony and stylish fitted wardrobes.

Ensuite: 2.04m x 2.17m

Fully tiled floor & walls, wc, whb, shower cubicle with monsoon shower. Vanity unit and shelving units.

Bedroom 2: 3.75m x 3.55m

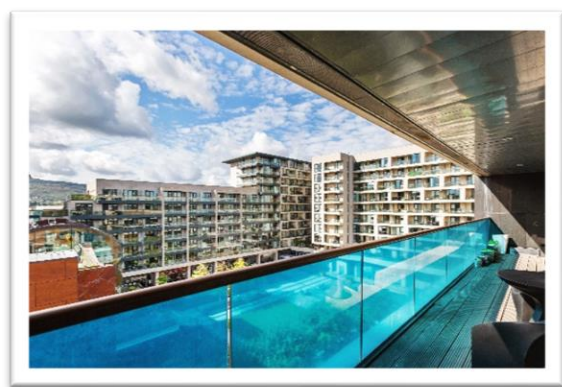
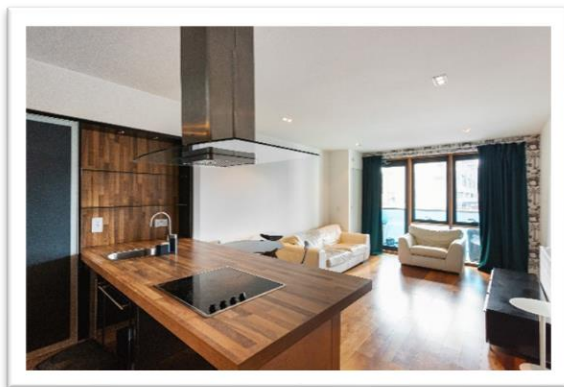
Walnut wood flooring, floor to ceiling windows, access to the sunny North facing balcony and stylish fitted wardrobes.

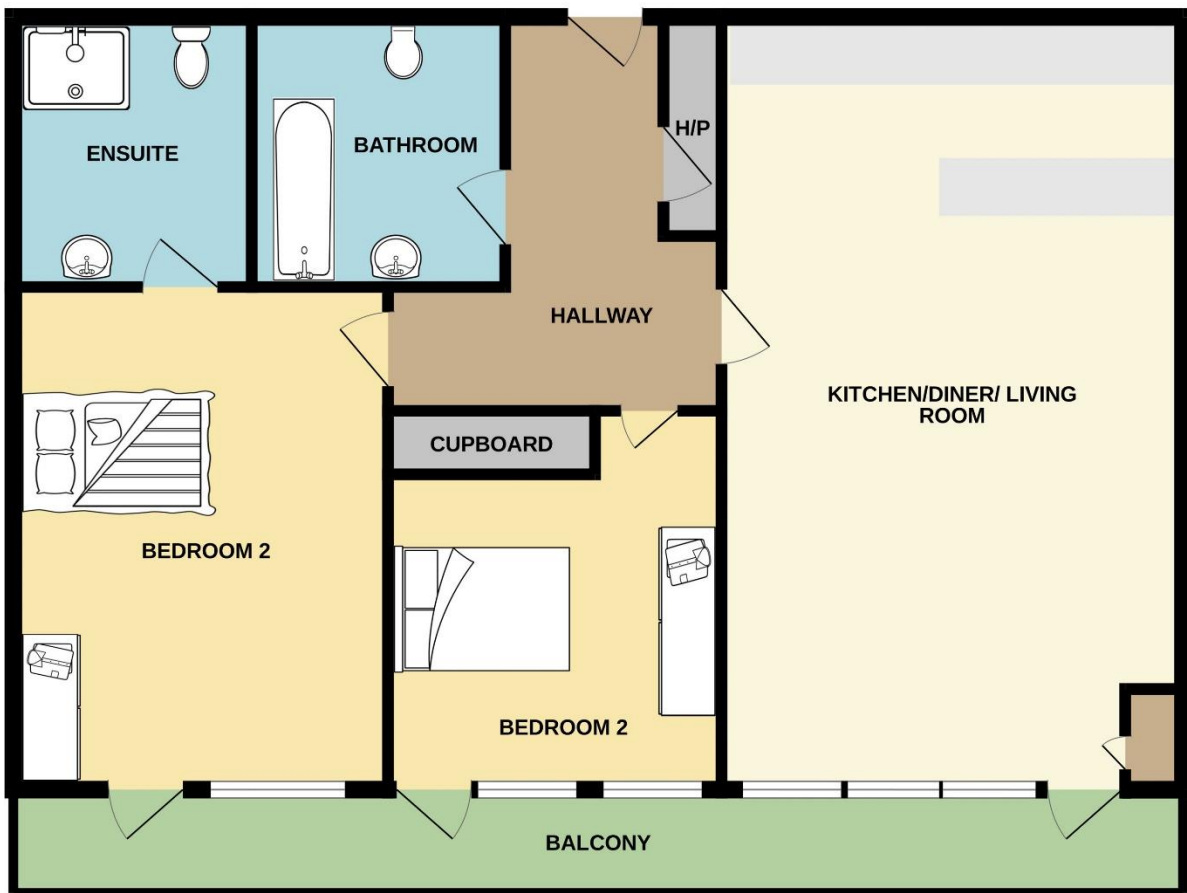
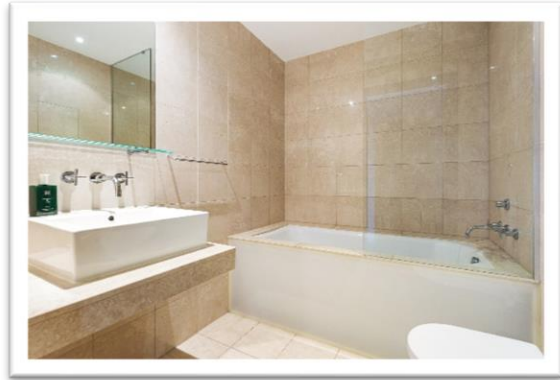
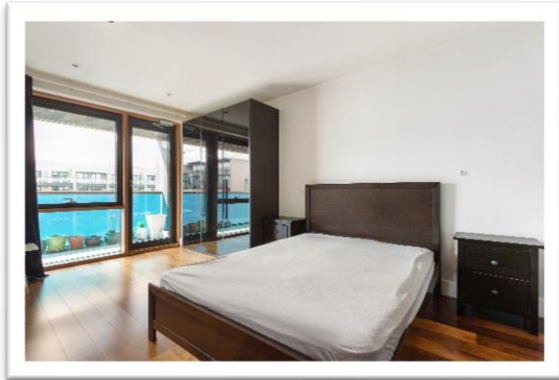
Family Bathroom: 2.2m x 1.81m

Stunning, fully tiled floor & walls, wc, whb and bath with glass screen.

Balcony: 10.83m x 1.47m

North facing balcony overlooking the plaza & manicured gardens, perfect for morning coffee & alfresco dining.





* Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provide for guidance only.