

we'll take you home

vincent
FINNEGAN

For Sale by Private Treaty
€275,000

101 The Edges, Beacon South Quarter, Sandyford, Dublin 18

Beautifully presented one bed first floor apartment situated in this highly sought after and most convenient development. Bright and airy accommodation is further complimented by recessed lighting throughout, integrated kitchen appliances and a superb fully tiled bathroom suite. The apartment measures 59m² and would appeal to both first time buyers and investors seeking to take advantage of the premium rents being achieved in the area.

Close proximity to necessary amenities is well catered for with a myriad of different shops and restaurants located on your doorstep including Dunnes Stores, Starbucks, O'Briens Fine Wines, Aldi, Michie Sushi and Elephant & Castle. The LUAS is within a few minutes walk and the M50 is a mere 2 minutes drive away.

This bright accommodation is well laid out and briefly comprises, entrance hallway, living room/dining room, kitchen, one double bedroom and bathroom.

BER B2



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www.finnegan.ie

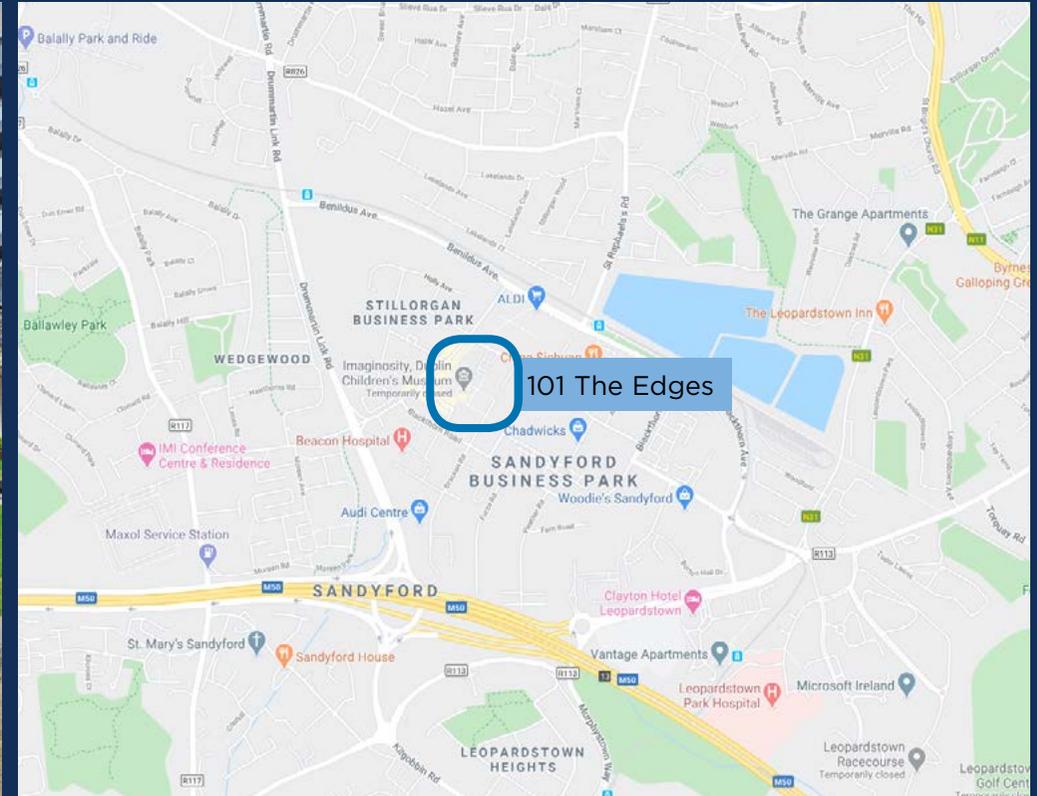
FEATURES:

GAS FIRED CENTRAL HEATING
DOUBLE GLAZED WINDOWS
VIDEO INTERCOM TO FRONT DOOR
LIFT TO ALL FLOORS
ONE DESIGNATED PARKING SPACE
SHORT WALK TO LUAS
SHOPS, RESTAURANTS & LEISURE FACILITIES ON YOUR DOORSTEP
RECESSED LIGHTING THROUGHOUT
EXCELLENT DECORATIVE ORDER
BALCONY OFF BEDROOM AND LIVING AREA
59M² APPROX

DETAILS OF ACCOMMODATION:

ENTRANCE HALL:	(c. 3.0m x 2.2m) Timber floor, video intercom to front door, recessed lighting.	BATHROOM:	(c. 2.2m x 1.8m) Wc, whb, bath with shower, fully tiled walls and floor.
KIT/LIVING ROOM:	(c. 5.7m x 4.6m) Modern fitted kitchen with range of built in cupboards and drawers, integrated oven, hob, dishwasher, washing machine, tiled floor. Bright reception room with floor to ceiling windows, timber floor, recessed lighting.	SERVICE CHARGE:	€1,777 per annum
BEDROOM:	(c. 5.5m x 2.9m) Double bedroom with built in wardrobes, recessed lighting, floor to ceiling windows and door to balcony.	BER:	B2
		PRICE:	€275,000
		NEGOTIATOR:	Aaron Robinson 087 975 0314 aaron.robinson@finnegan.ie





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