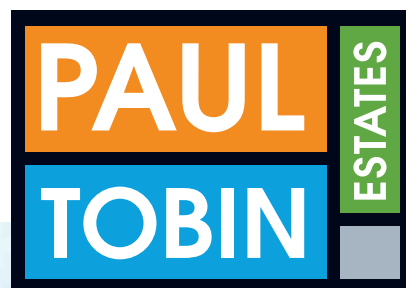


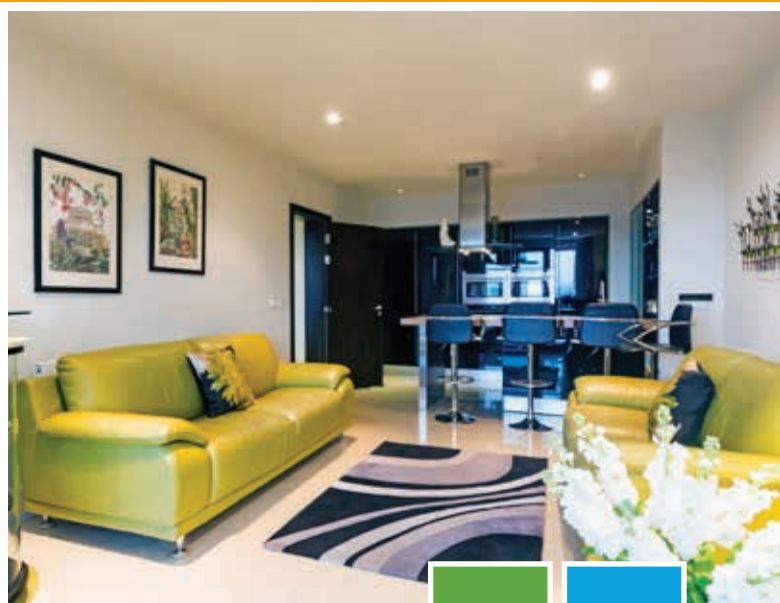
FOR SALE BY PRIVATE TREATY

Gross Internal Area: c. 84.60m²

BER Rating: B3 **EPI:** 132.36 kWh/m²/yr



613 The Edges 1, Beacon South Quarter, Sandyford, Dublin 18



613 The Edges 1, Beacon South Quarter, Sandyford, Dublin 18

This chic and spacious two bedroom apartment comes to the market in the vibrant and highly sought after development of Beacon South Quarter. The property has been meticulously maintained by the current owners, who have created a haven of contemporary elegance. From the polished porcelain floors to the bathroom suites and kitchen, everything is finished to the highest of quality.

No. 613 is located on the 6th floor, which is accessed by a lift. Upon entering the property you arrive in the spacious and inviting entrance hall, which leads off to all rooms and benefits from contemporary floor to ceiling storage units. The living room and kitchen are open plan with floor to ceiling windows and a door which leads to the private balcony. The impressive high gloss fitted kitchen has been cleverly designed to make maximum use of the space for storage and appliances along with a feature island, which also doubles up as a dining area.

The bedrooms are both of generous proportions and also benefit from fitted black high gloss wardrobes. Both bedrooms also have access to the private balcony, which quietly overlooks the bustling landscaped plaza below and the Dublin Mountains in the distance. The balcony

has been decked and also has a shelter with recessed spotlighting.

There are two bathrooms. The main bathroom plus an ensuite off the master bedroom, both of which have been finished to a very high standard with stylish fittings and soft mood lighting.

There is an underground carpark and this apartment comes with one designated space. There is also a



concierge service on site and the communal areas are beautifully maintained. Beacon South Quarter is a lively and thriving development, which boasts a number of amenities and facilities. On the site, there is a gym, Dunnes Stores, smaller shops, coffee shops, bars and restaurants. The Stillorgan 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.

To arrange a viewing contact the Sole Selling Agents; Paul Tobin Estates on 01 902 0092.

ACCOMMODATION

Hallway (1.57 x 2.65 + 3.72 x 1.08)

The spacious hallway benefits from polished porcelain flooring and two floor to ceiling black high gloss storage units with clothes hanging rails & shelves. Also with radiator, double plug socket, recessed lighting, thermostat heat control, smoke alarm, fuse box, air conditioning ceiling insert, intercom security system with camera, door leading to hotpress with approx. 7ft water storage tank & water pump, wired for alarm system.

Open plan Living Room & Kitchen (Living Room area 3.74 x 4.91 & Kitchen area 3.74 x 2.20)

Living Room – Double patio doors leading to a private balcony, polished porcelain flooring, recessed lighting, 2 radiators, 5 double plug sockets, air conditioning controls

Kitchen –

The modern kitchen benefits from stylish black high gloss fitted units, which incorporate integrated appliances including two eye level ovens, two spacious larders & 3 deep storage cupboards, as well as a number of drawers. There is also a contemporary integrated 6ft high double door display cabinet with frosted glass doors & glass shelves. A centre island separates the kitchen from the living area, which has been fitted with an integrated hob, stainless steel sink, integrated dishwasher and a feature ceiling mounted Elicit extractor fan.

Master Bedroom (5.06 x 3.02)

Polished porcelain floor, radiator, recessed lighting, 3 door wardrobe with 4 drawers, 3 double sockets, 2 phone sockets, UPC connection box, door to the balcony, window, thermostat controls.

Ensuite (2.04 x 2.18)

Porcelain tiles, recessed lighting, shaving socket, walk in shower unit with mains shower, glass door surround, contemporary over hang rain shower fitting & integrated wall mounted controls, mirror with glass shelf, WC with integrated cistern & push button flush, contemporary square sink inset into integrated floating shelf with wall mounted taps.

Bedroom 2 (3.57 x 3.18)

Polished porcelain floor, radiator, black high gloss three unit wardrobe, 2 double sockets, door to private balcony,

window, recessed lighting.

Main Bathroom (2.24 x 1.8)

Bath with light up side panel & glass panel shower screen, overhead ceiling mounted rain shower, integrated WC, sink mounted on floating ceramic shelf and with integrated tap, mirror, fully tiled, recessed lighting.

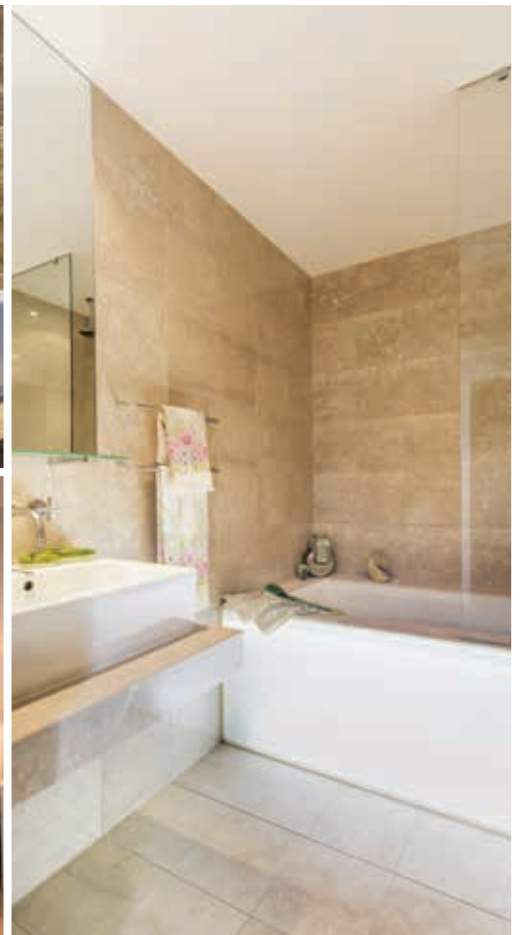
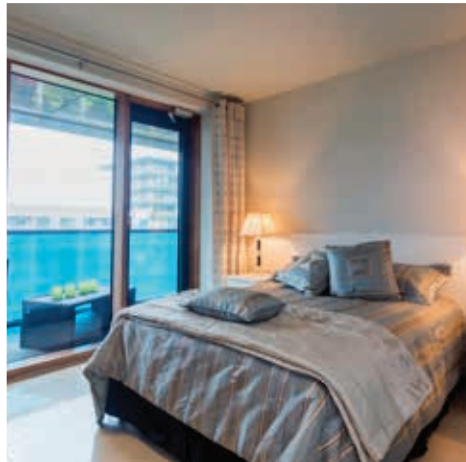
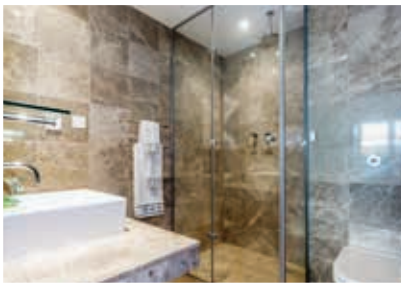
Balcony (10.5 x 1.4)

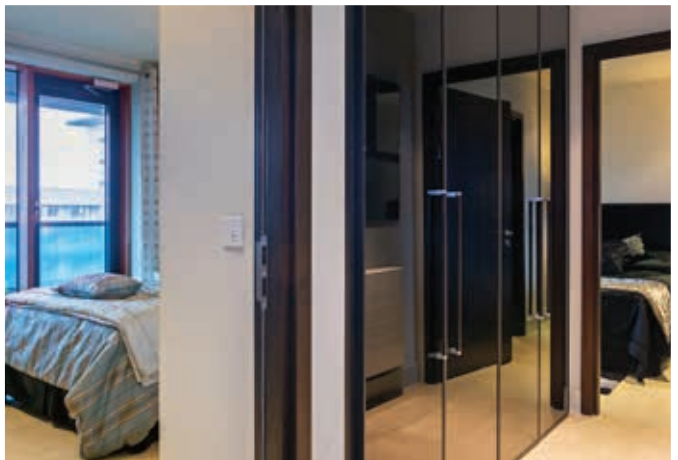
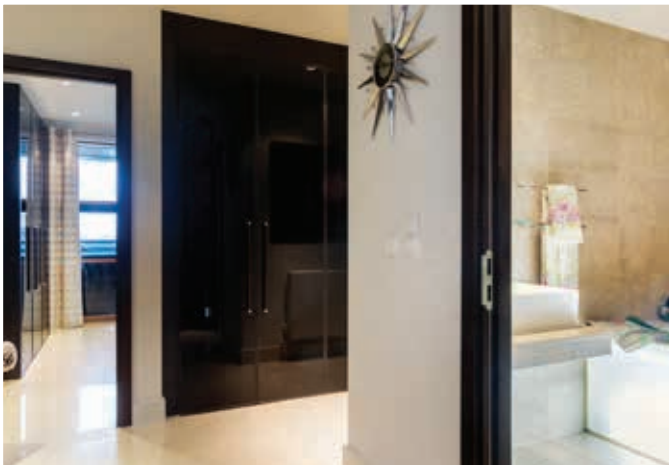
There is a large private enclosed balcony which extends across the living room and both bedrooms. There is access to the balcony off all three of these rooms. The balcony is decked and has a shelter with recessed spotlighting.

FEATURES

- Polished porcelain flooring
- Air conditioning
- Gas fired central heating
- Double glazed windows
- Video security intercom system
- Underfloor heating in both bathrooms
- On site concierge
- Large private enclosed balcony
- Stylish high gloss fitted kitchen with island
- High quality bathrooms
- Fitted wardrobes
- Lift access









LOCATION

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**Boutique Estate Agent in
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