



101 Cubes 5, Beacon South Quarter, Sandyford, Dublin 18, D18 P9P6



Morrison
ESTATES



FOR SALE BY PRIVATE TREATY

A first choice position overlooking the main Plaza of Beacon South Quarter, natural light and an absolutely immaculate, interior are to be found inside this creatively designed, luxuriously appointed two bedroomed first floor apartment which is finished to a modern high standard and also benefits from designated underground car parking and a private balcony.

The Cubes is the residential arm of the highly regarded upmarket Beacon South Quarter development easily accessible to both Sandyford, Stillorgan and Foxrock Villages with their selection of retail and service outlets; Carrickmines Retail Park, Central Park and Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars.

The M50 and LUAS are on the doorstep and Sandyford and Stillorgan Business Park, Beacon Hospital and Hotel, Beacon Shopping Centre, Central Park Business District and the Clayton Hotel are easily accessible.

DISTINCTIVE FEATURES AT A GLANCE

- Bright, well proportioned accommodation c. 79 Sq. M (850 Sq. Ft)
- Absolutely turn key, pristine condition and tasteful interior
- Fitted curtains, blinds, light fittings and built-in kitchen appliances namely oven with hob, extractor fan, dishwasher , microwave, washer/dryer and fridge/freezer included in the sale
- Gas Fired Central heating
- Quality, high specification fully fitted kitchen with integrated appliances
- Quality sanitaryware throughout and underfloor heating in bathrooms
- Concierge Reception
- Double glazed windows throughout
- Security Intercom
- Mood Lighting
- Lift to all floors
- Private balcony with open outlook over Plaza
- Designated underground car parking space approached by electronic security barrier
- Meticulously maintained landscaped grounds within the development
- Convenient location close to the M50, Carrickmines Retail Park, Dundrum, Sandyford and LUAS





ACCOMMODATION

Reception Hallway: 6.2m x 1.5m, oak wood flooring, recessed lighting, extensive storage presses, security intercom and door to

Open Plan Living/ Dining/Kitchen: 7.41m x 4.95 overall with oak wood flooring throughout, recessed lighting, tv point, French door to balcony and large window overlooking main Beacon South Quarter square and Imaginosity building

Kitchen area: with an extensive range of built-in presses and units, walnut coloured worktops, Neff oven and hob and Elica stainless steel extractor fan, Franke stainless steel sink unit, Indesit fridge/ freezer, Indesit dishwasher, washer/dryer, feature open glass shelved display area, large breakfast bar

TWO DOUBLE BEDROOMS:

Bedroom 1: 3.7m x 3m, with range of built-in wardrobes, oak wood flooring, and door to

En-Suite Shower Room: 2.3m x 2m overall, with fully tiled step-in shower, wc with concealed cistern, pair of vanity wash hand basins, glass shelving, fitted mirror and shaver socket, tiled walls and floor and underfloor heating

Bedroom 2: 3.55m x 3m, with range of built-in wardrobes, oak wood flooring, recessed lighting, Chaffoteaux and Maury gas fired boiler

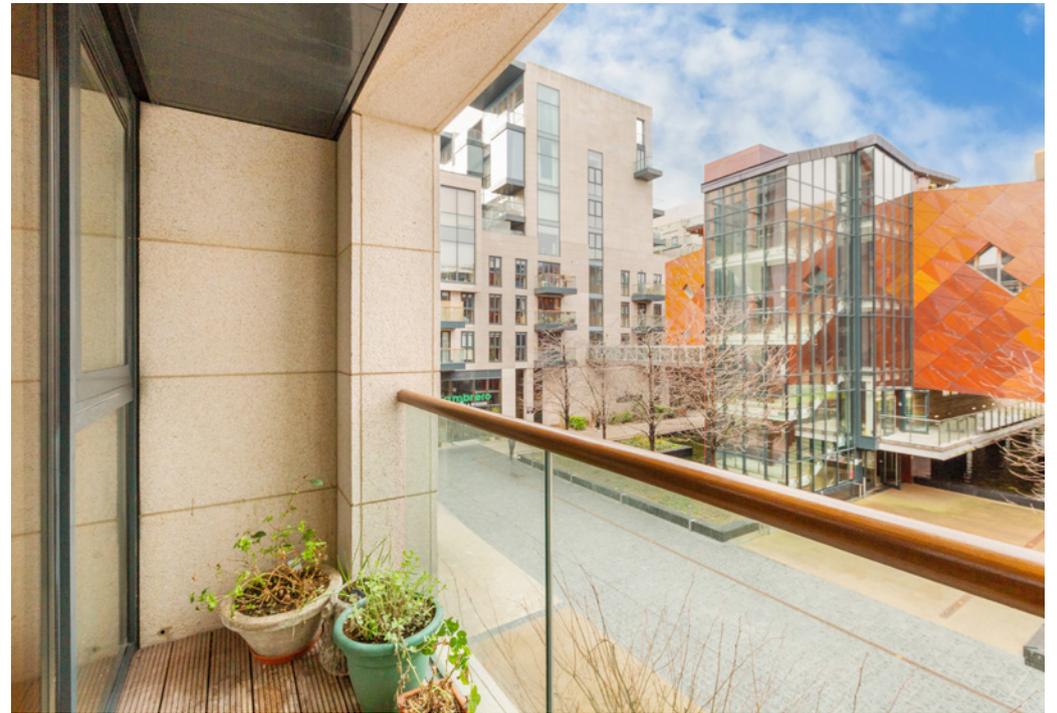
Bathroom: 2.55m x 2.1m, with white suite comprising bath with shower over, tiled walls, wc with concealed cistern and vanity wash hand basin, fitted mirror, shaver socket, recessed lighting, tiled floor and underfloor heating

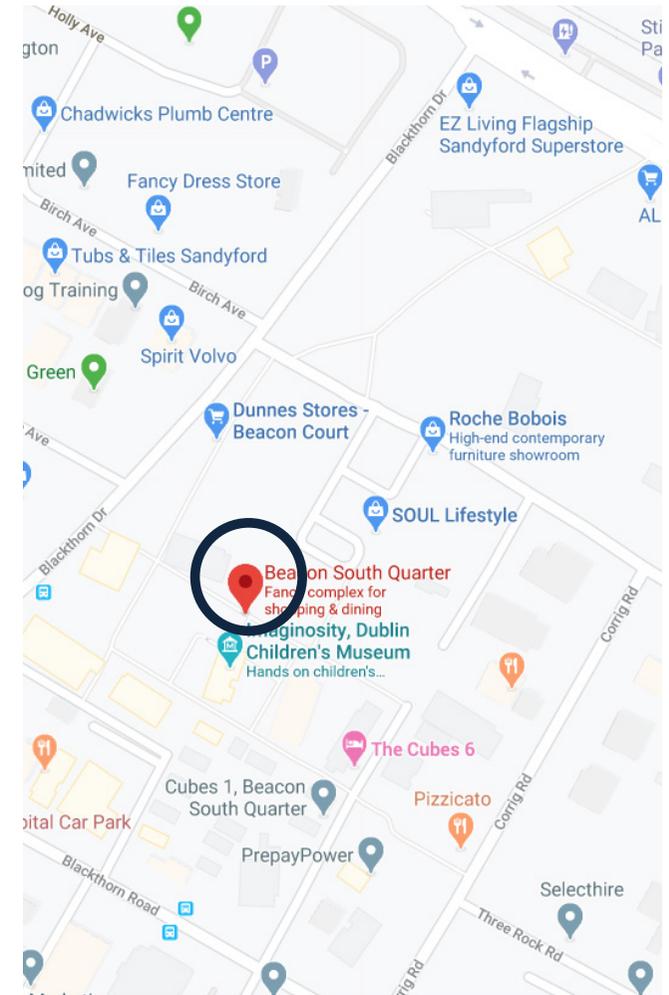
MANAGEMENT AGENTS: Aramark
Annual Service Charge: € 2,533.74

BER DETAILS: BER: C3
BER Number: 112979117
216.92 kWh/m²/yr

VIEWING: By prior appointment.







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