

FOR SALE BY PRIVATE TREATY

509 THE EDGES 3

BEACON SOUTH QUARTER DUBLIN 18 D18 Y0C8

Asking Price
€350,000



**Tom
O'Higgins**
ESTATE AGENT

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2 Bed - 1 Rec 70sqm / 753sqft

ASKING PRICE €350,000

Luxury two-bed top floor apartment with views over Dublin City in the exclusive Beacon South Quarter Development. The property offers bright, spacious accommodation, fitted to a high standard with Lurton controlled lighting system, video intercom and fully integrated kitchen appliances.

The hi-spec accommodation comprises two double bedrooms both with fitted wardrobes, top quality bathroom with feature lighting and under floor heating, open plan living room / kitchen with access to private West facing balcony.

The Beacon South Quarter is an exclusive development of quality apartments at the centre of Sandyford's business district just minutes from the Green Line Luas and M50 providing easy access to the City Centre and beyond. The development offers excellent landscaped gardens, a concierge service, local shopping, bars, cafes and restaurants and is just a short hop on the Luas to Dundrum Town Centre and Carrickmines Retail Park.

FEATURES

- Top floor luxury apartment
- Concierge service
- Hi-Specification
- Private West facing balcony
- Central location close to all amenities
- Secure underground parking space
- Management fee approx. €3,600 pa
- Achievable rent approx. €1,985 per month

BER

B3
No. 105408843
131.73 kWh/m²/yr



ACCOMMODATION

Reception hall

With recessed lighting and video intercom.

Bedroom (2)

Bright double room with views of Killiney Hill and fitted wardrobes.

Bathroom

Tiled floor to ceiling, bath with overhead rainfall shower, feature lighting, underfloor heating.

Bedroom (1)

West facing double room with and fitted wardrobes.

Kitchen

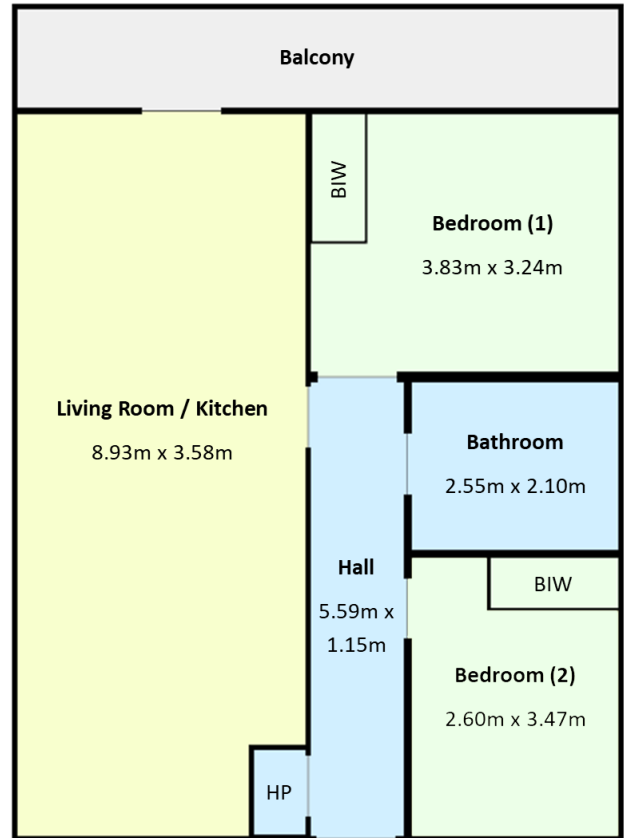
Hi-spec kitchen with range of fitted units and fully integrated appliances - including oven and hob and Indesit fridge freezer, washing/drying machine and dishwasher. Timber countertops and breakfast bar.

Living Room

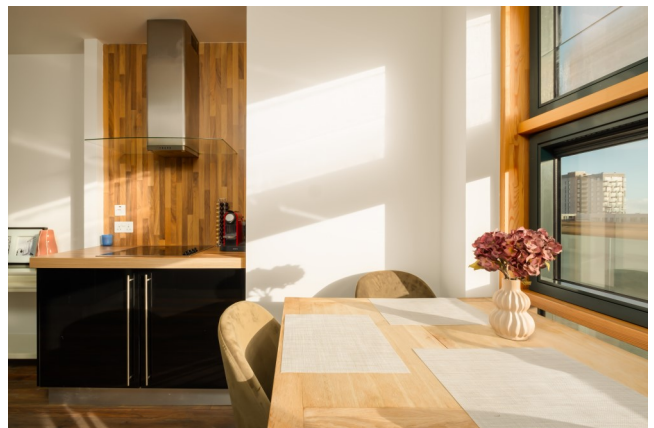
Bright living room with recessed programmable lighting and access to private balcony.

Balcony

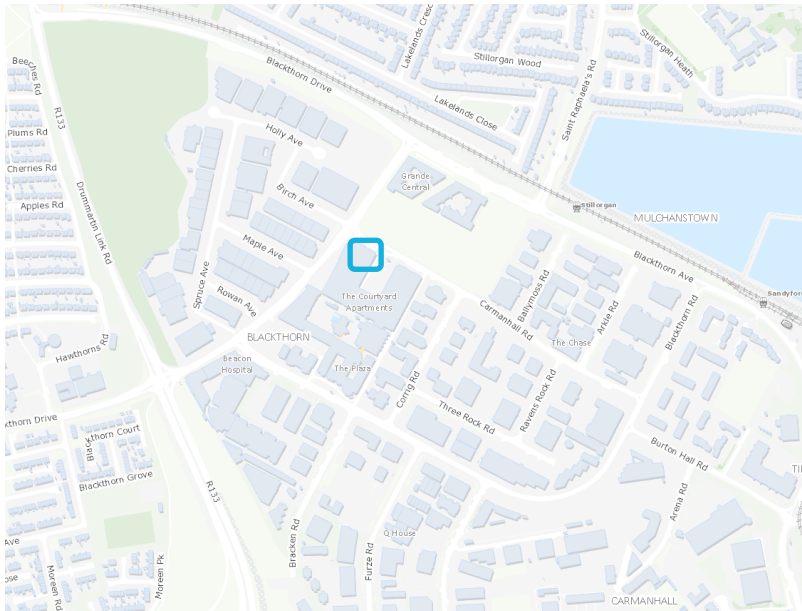
Private decked balcony with views over Dublin City.



Not to scale. For identification only.



APT.509 THE EDGES 3 - BEACON SOUTH QUARTER



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Negotiator

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SHOULD THIS PROPERTY NOT SUIT PLEASE REGISTER YOUR REQUIREMENTS AT OUR OFFICE WHERE PRIORITY WILL BE GIVEN TO MEET THEM AS SOON AS POSSIBLE. PSRA 001730