



Apt. 504 The Cubes 5, Beacon South Quarter,
Sandyford, Dublin 18

 **HUNTERS**
ESTATE AGENT

www.huntersestateagent.ie

BER C1

For Sale by Private Treaty

Hunters Estate Agent is delighted to present to the market this very well presented 2 bed, 2 bath 5th floor, apartment that extends to c. 85 sqm / 915 sqft.

This modern, spacious apartment offers light filled accommodation, comprising of an entrance hallway with video intercom, a large open plan / living / kitchen / dining space with door to a westerly facing balcony that offers stunning views. There are two generous double bedrooms, the master benefits from a large ensuite and a main bathroom.

The apartment enjoys a concierge reception area and lift access.

The development benefits from a well maintained communal courtyard and there is one designated underground car parking space assigned to the apartment.

Beacon South Quarter appeals to investors and owner occupiers. The immediate area enjoys all the amenities required for modern living, including supermarkets, restaurants, bars, coffee shops, creche and gym. Stillorgan, Blackrock and Foxrock villages are all within very easy reach as are Carrickmines Retail Park and Dundrum Town Centre.

Excellent transport links are on hand, including the LUAS, M50 and N11 with several bus routes servicing the area.

Viewing is highly recommended.



SPECIAL FEATURES

- » Very well presented 2 bed, 2 bath apartment
- » Extending to c. 85 sqm / 915 sqft
- » 5th Floor apartment with lift access
- » Concierge service
- » Double glazed window throughout
- » Gas fired central heating
- » Designated underground carparking space
- » Close proximity to Dublin City Centre
- » LUAS stops at Sandyford and Stillorgan within very easy reach
- » Easy access to N11(several bus routes) and M50

ACCOMMODATION

ENTRANCE HALLWAY

5.99m x 1.5m (19'6" x 4'9")

Laminate floor, audio intercom handset, recessed lighting and storage area.

OPEN PLAN LIVING / KITCHEN / DINING

7.58m x 4.9m (24'9" x 16'1")

Laminate floor, t.v. point, recessed lighting and door to balcony.

KITCHEN AREA

Range of fitted units, worktop, stainless steel sink unit, four ring halogen hob with extractor fan over. Integrated double oven, integrated fridge / freezer, dishwasher, washing machine, recessed lighting and laminate floor.

BEDROOM 1

3.28m x 3.24m (10'7" x 10'6")

Laminate floor, recessed lighting, fitted wardrobes, door to ensuite shower room.

ENSUITE SHOWER ROOM

2.18m x 2.04m (7'1" x 6'7")

Tiled shower unit, w.c, his and hers sinks, fitted shelf with mirror over, marble tiled walls and floor, recessed lighting.

BEDROOM 2

2.83m x 3.68m (9'3" x 12'1")

Fitted wardrobes, recessed lighting, laminate flooring.

BATHROOM

2.55m x 2.1m (8'4" x 6'9")

Bath with shower over, wash hand basin with marble surround, fitted shelf with mirror over, recessed glass shelving, w.c, marble tiled walls, tiled floor and recessed lighting.



OUTSIDE

Decked balcony area, enjoying sunny westerly aspect.
One designated underground carparking space.

MANAGEMENT COMPANY DETAILS

Aramark Property Management
Tel: 01 871 5400
Current service Charge: c. €1,949.53 per annum.

BER DETAILS

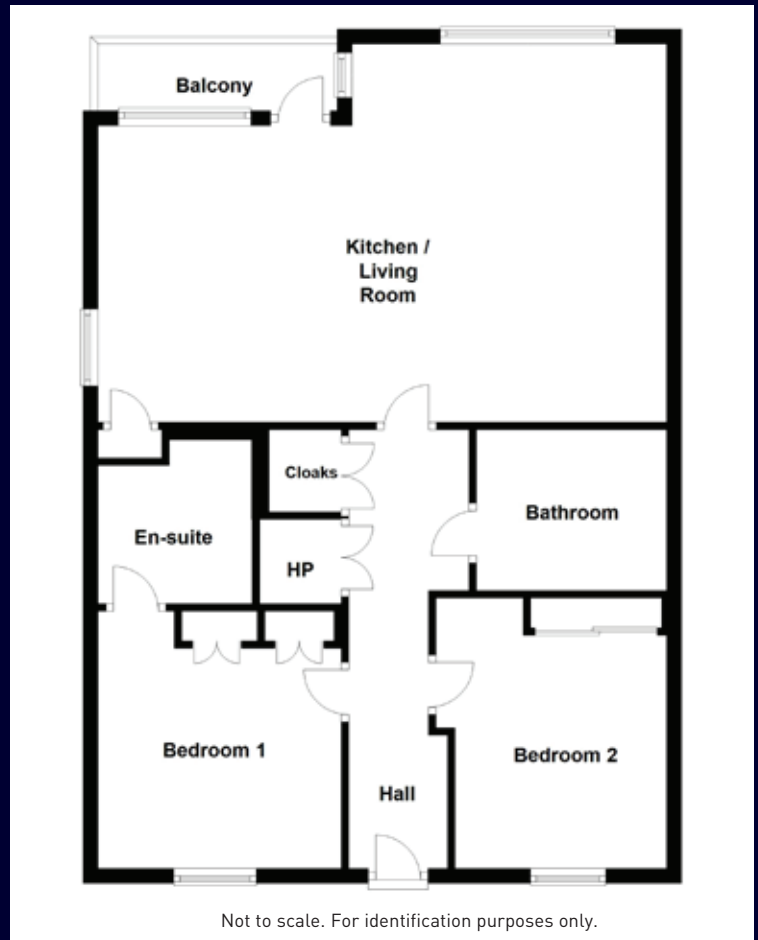
BER Rating: C1
BER Number: 101074425
Energy Performance Indicator: 153.52 kWh/m²/yr

DIRECTIONS

From the City Centre, via Donnybrook, stay on N11 and take Brewery Road exit. At the Leopardstown Roundabout, take the last exit, which is Burton Hall Road. At the end of this road turn left onto Blackthorn Road. Beacon Court South Quarter is at the end of this road on the right hand side, directly across from the Beacon Hospital.

VIEWING

Strictly by prior appointment with Hunters Estate Agent, Foxrock.
Tel 01 289 7840. Email foxrock@huntersestateagent.ie



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