



309 One Beacon, Beacon Court,
Sandyford, Dublin 18, D18W294

BER B3

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ESTATE AGENTS

FOR SALE BY PRIVATE TREATY

One of The Beacon's brightest interior designed luxury two bedroom apartments with panoramic views over Dublin's south city and Dublin mountains is to be found in this modern upmarket apartment complex set in south Dublin's prime business location adjacent to the Beacon Hotel and Hospital and which is finished to an exacting standard throughout and benefits from designated underground car parking and a private sun balcony with south westerly facing aspect.

The property has been entirely refurbished and upgraded throughout to give a modern walk in interior designed property with no extra work or additional outlay requirement. This apartment features a high gloss kitchen, luxuriously appointed marble bathroom, mood lighting, high ceilings and distinctive communal areas are further complemented as these upmarket apartment suites are connected to the Beacon Hotel and its services are available to the One Beacon Residents.

One Beacon is the residential arm of the highly regarded upmarket Beacon Court development which is the anchor of all the residential development in the area, and which is easily accessible to both Sandyford, Stillorgan and Foxrock Villages with their selection of retail and service outlets. The Carrickmines Retail Park, Central Park at Leopardstown and Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre, restaurants and bars are also nearby. The M50 and LUAS are on the doorstep and Sandyford and Stillorgan Business Parks, The Beacon Hospital and Beacon Shopping Centre, as well as The Clayton Hotel are easily accessible.

FEATURES INCLUDE

- Bright, spacious accommodation c. 74 Sq. M, (800 Sq. Ft)
- Prime location within the One Beacon development being on third floor with panoramic views
- Walk into condition- immaculately presented and refurbished throughout, welcoming interior
- Fitted carpets, and built-in kitchen appliances namely oven, hob, extractor fan dishwasher, washing machine and fridge/freezer are included in the sale
- Smart Home Technology
- Mood Lighting
- High ceilings
- Gas Fired Central Heating
- Fully fitted kitchen with feature island unit with hob and feature stainless steel sink unit
- Double Glazed windows
- Lift to all floors, and close to lift and parking
- Designated basement car parking space
- Private balcony with view towards mountain
- Prime location close to the M50, Sandyford Business Park, LUAS and Dundrum Town Centre.





ACCOMMODATION

Reception Hallway:

with porcelain tiled floors, recessed lights and Security Intercom

Living/Dining Room: 5.25m x 3.5m, with recessed lighting, provision for wall mounted television, floor to ceiling windows, French door to balcony

Kitchen: 3.50 m x 2.9m, with an extensive range of built-in units and storage presses, Neff oven, Neff hob, Elica stainless steel extractor fan, integrated Neff dishwasher, Indesit washing machine, stainless steel sink unit, porcelain tiled floors

Walk In Cloakroom Cupboard

HotPress

TWO DOUBLE BEDROOMS:

Master Bedroom Suite: 5m x 2.7m (overall), with an extensive range of built-in wardrobes, recessed lighting and door to En-Suite Shower Room: with marble tiled step-in shower, wc with concealed cistern, wash hand basin, recessed lighting, heated towel rail

Bedroom 2: 4.05m x 2.5m, with range of built-in wardrobes Bathroom: with white suite comprising Jacuzzi bath with shower over, wc with concealed cistern, wash hand basin, marble tiling, heated towel rail

MANAGEMENT COMPANY:

PPS Services

SERVICE CHARGE:

c. € 1825.00 Per Annum

BER DETAILS

BER: B3

BER Number 111367157

Energy Performance Indicator: 24.61 kWh/m²/yr

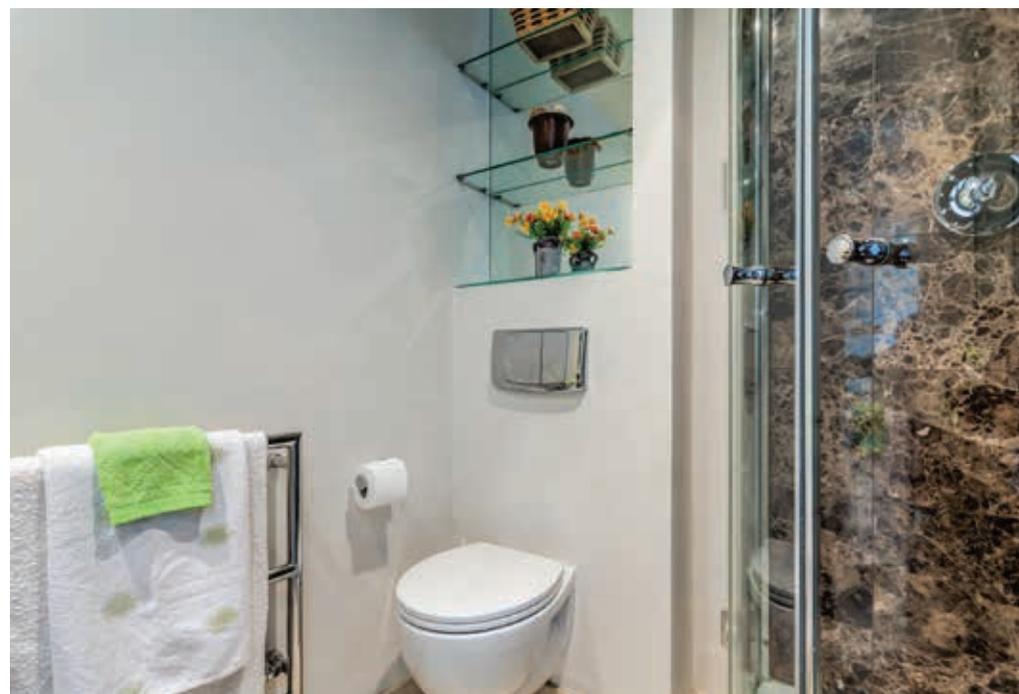
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Viewing by prior appointment.







FLOOR PLANS



LOCATION MAP





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