



600 Cubes 6, Beacon South Quarter,
Sandyford, Dublin 18.

BER B3





FOR SALE BY PRIVATE TREATY

An extremely spacious sixth floor corner apartment which has floor to ceiling glass windows with panoramic views taking in Howth Head, Killiney Hill and the Dublin mountains. This property is a rare and exclusive find to combine the larger size apartment within this complex along with the bright open outlook. The interior is fresh and inviting and is finished to an exacting standard throughout including a modern fitted black gloss kitchen, oak wooden flooring throughout and features an end of block terrace entrance to front door area for privacy with open outlook to internal landscaped areas and designated underground car parking.

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

The layout includes entrance hall with large storage units built in, extra large open plan living area with feature cube area capturing the panoramic views, modern kitchen and dining area, two double bedrooms, master bedroom with ensuite and main bathroom. The living area benefits from all day natural light.

The M50 and LUAS are on the doorstep (LUAS is 8 minutes walk away) and Sandyford and Stillorgan Business Park, Beacon Hospital and Hotel, Beacon Shopping Centre and The Clayton Hotel are easily accessible.

FEATURES INCLUDE

- Bright, well proportioned accommodation c. 90 Sq. M (968 Sq. Ft)
- Owner occupied since new
- Panoramic views due to excellent location within development
- Absolutely turn key, pristine condition
- Fitted 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
- Concierge Reception- 24 Hour Security
- Double glazed windows throughout
- Security Intercom
- Mood Lighting
- Lift to all floors
- Designated underground car parking space approached by electronic security gates
- Meticulously maintained landscaped grounds within the development
- Enviably convenient location close to the M50, Carrickmines Retail Park, Dundrum, Sandyford and LUAS

ACCOMMODATION

Reception Hallway: 6m x 2.45m

overall, with timber flooring, recessed lighting, extensive storage presses, security intercom and door to

Open Plan Living/Kitchen: 7.5m x 5m

Dining Area: 2.9m x 2.6m Living Room/Dining Room: with oak wooden flooring, extensive floor to ceiling glass, recessed lighting, provision for wall mounted tv, superb views across sea to Howth Head, Killiney Hill and Dublin Mountains

Kitchen:

modern fitted kitchen with range of built-in units, oven, ceramic hob, stainless steel extractor fan, stainless steel sink unit, dishwasher, fridge/freezer, washer/dryer, glass shelved alcove, recessed lighting, breakfast bar

There are two bedrooms:

Bedroom 1: 3.5m x 2.95m

with range of built-in wardrobes, oak wooden flooring, tv point and door to



En-Suite Shower Room: 2m x 1.85m overall
with fully tiled step-in shower, wc with concealed cistern, vanity wash hand basin,
glass shelving, fitted mirror and shaver socket, tiled walls and floor

Bedroom 2: 3.50m x 3.1m
with range of built-in wardrobes, oak wooden flooring

Bathroom: 2.7m x 2.2m
with white suite comprising bath with shower over, tiled walls, wc with concealed
cistern and vanity wash hand basin, fitted mirror, recessed lighting, tiled floor

BER

BER B3
BER No. 110797826
Energy Performance Indicator 141.16 kWh/m²/yr

MANAGEMENT AGENTS

Aramark

MANAGEMENT FEES

€2,132 per annum

CONTACT

James Morrison MIPAV REV
E. james@morrisonstates.ie
M. 087 243 7101
T. 01 293 7100

Viewing by prior appointment.

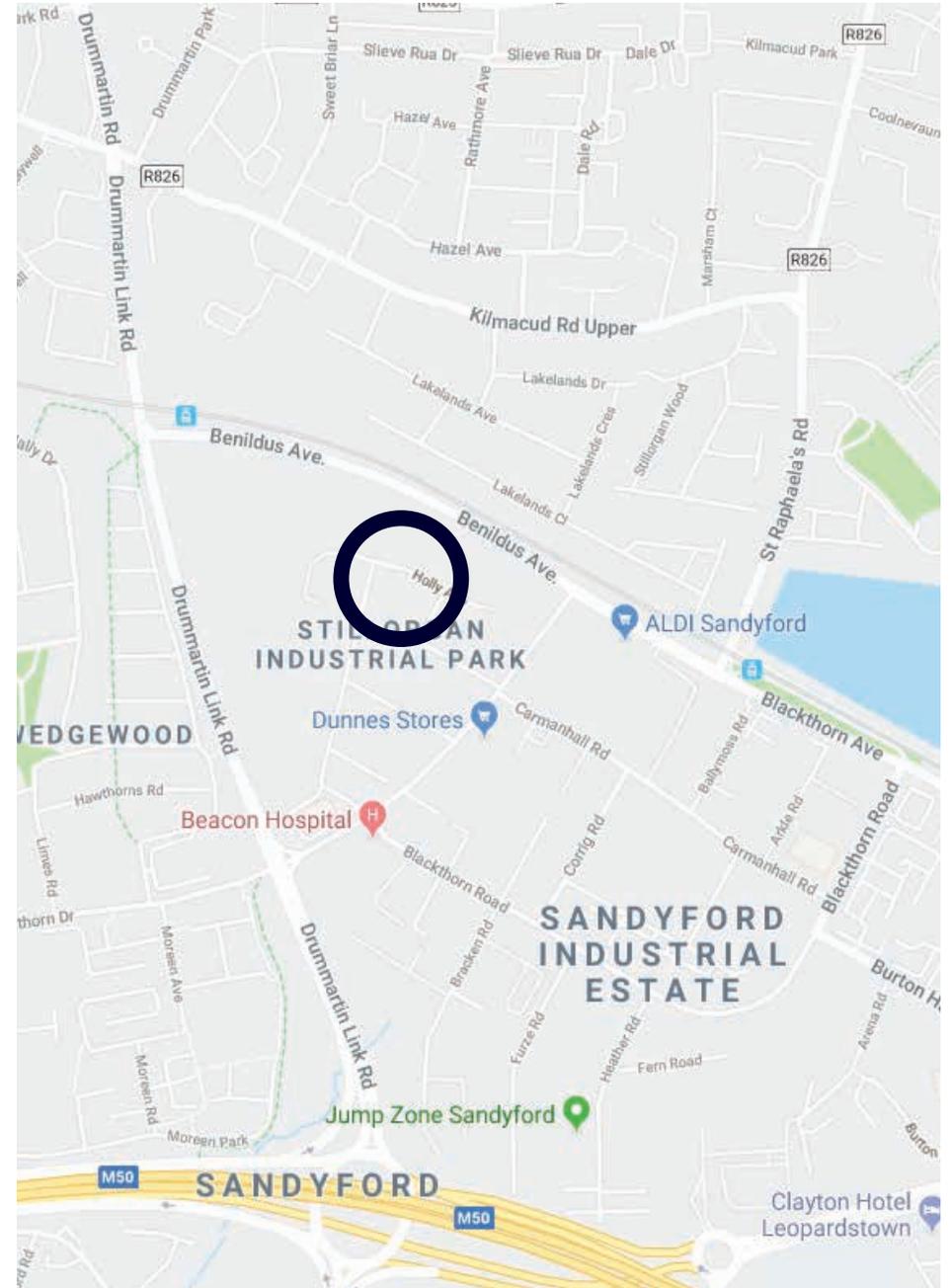




FLOOR PLANS



FLOOR PLANS





Morrison
ESTATE AGENTS

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Sandyford | 10 Sandyford Office Park | Sandyford | Dublin 18 **T:** 01 293 7100
City | 77 Sir John Rogersons Quay | Dublin 2 **T:** 01 649 9012
Email: info@morrisonstates.ie **Web:** www.morrisonstates.ie

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