



409 Beacon One, Sandyford, Dublin 18.



Sales and Lettings



For Sale by Private Treaty

A modern bright creatively designed two bedroomed fourth floor apartment with panoramic south westerly facing aspect which has been owner occupied since new and which is finished to an exacting standard and benefits from designated underground car parking and a private sun balcony.

The 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 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 Parks, The Beacon Hospital is also on the doorstep and Beacon Shopping Centre and The Clayton Hotel are easily accessible.



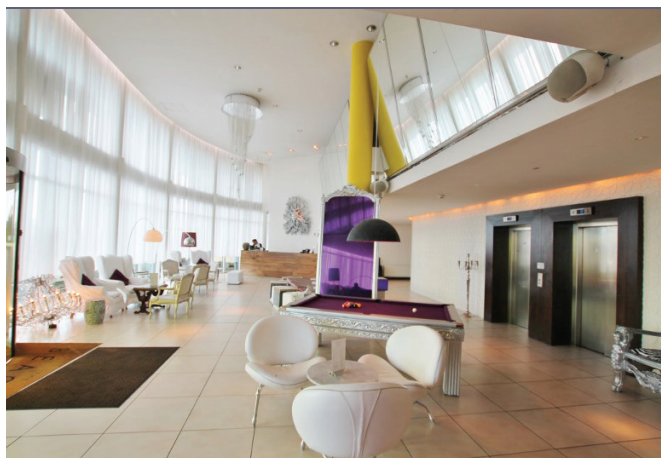
Features Include

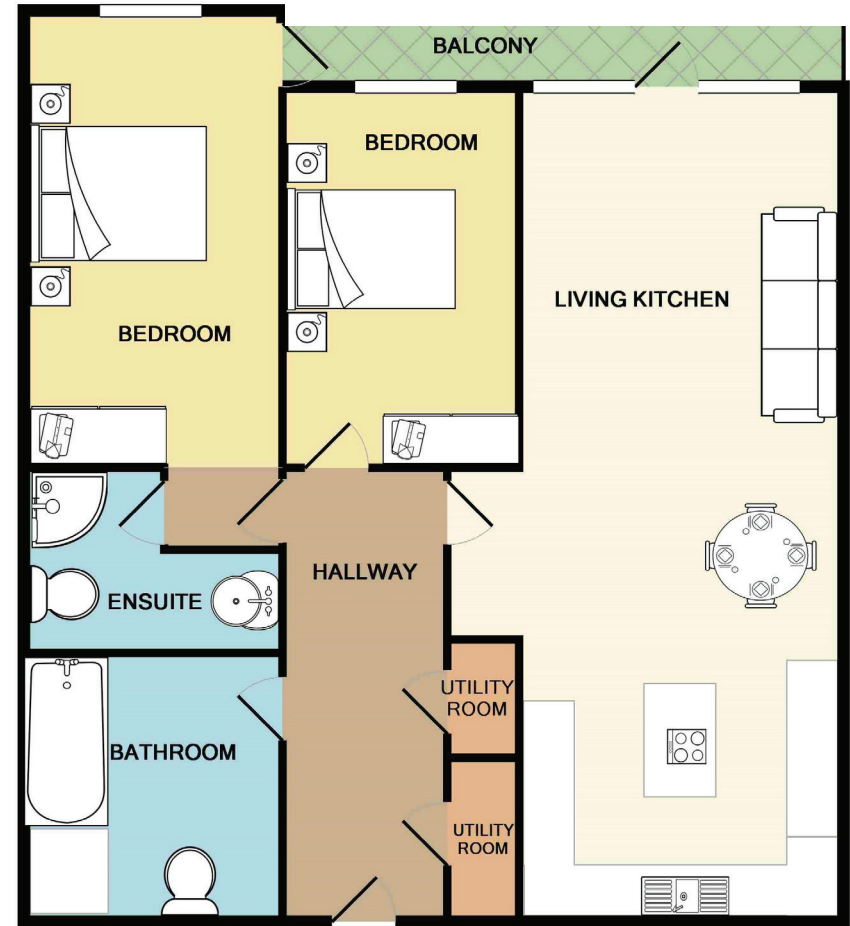
- Bright, spacious accommodation c. 70 Sq. M, (753 Sq. Ft)
- Walk into condition- immaculately presented, welcoming interior
- Fitted carpets, and built-in kitchen appliances namely oven, hob, extractor fan dishwasher, washing machine and fridge/ freezer are included in the sale
- Smart Home Technology
- 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
- 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

- Entrance Hall:** 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
- Service Charge:** c. €1825.00 Per Annum
- BER Details:** B2 **BER Number:** 106855190 **Energy Performance Indicator:** 121.71 kWh/m²/yr





Viewing: By prior appointment.

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Thinking of Selling? Contact us to arrange a complimentary Sales Appraisal of your property.



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