



208 Cubes 2, Beacon South Quarter, Sandyford, Dublin 18. 

**Morrison
Estates**

Sales and Lettings



For Sale by Private Treaty

Simply stunning! A welcoming ambience pervades in this immaculately presented two bedroomed apartment which is designed with great creative flair and finished to an extremely high standard; it is further enhanced by a private balcony with a most pleasant open outlook and a secure designated underground car parking space.

All to be found in this coveted position beside the Concierge, overlooking the internal courtyard and raised garden area; a veritable walk into situation, a choice property rarely offered!

The Cubes is the residential arm of the highly regarded upmarket Beacon South Quarter 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 Park, Beacon Hospital and Hotel, Beacon Shopping Centre and Leopardstown Race Course are easily accessible.

Features Include

- Bright, well proportioned accommodation c. 78 Sq. M (842 Sq. Ft)
- Pristine condition throughout
- Fitted blinds, curtains and built-in kitchen appliances namely oven, hob, extractor fan, dishwasher, microwave and fridge/freezer included in the sale
- Gas Fired Central heating
- Under floor heating in both bathrooms
- Very large, bright master bedroom fitted with wardrobes
- Quality, high specification fully fitted kitchen with integrated appliances
- Quality sanitaryware throughout
- Double glazed and floor to ceiling windows throughout
- Security Intercom
- Adjustable Mood Lighting
- Lift to all floors
- Choice location close to Concierge Reception
- 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, Leopardstown Race Course and LUAS

Accommodation

Reception Hallway: with timber style flooring, audio/visual security intercom, storage press with hanging cloakspace, recessed lighting

Open Plan Living/Dining/Kitchen:

Living Room/Dining Room: 5.4m x 4.5m, with timber style flooring, mood lighting panel, recessed lighting, TV point, fitted open shelf unit, floor to ceiling windows, french door to balcony

Kitchen: with an extensive range of built-in presses, units and worktops, Neff oven, Neff ceramic four ring hob, Neff microwave, stainless steel extractor fan, stainless steel sink unit, fridge/freezer, Indesit dishwasher, breakfast bar, recessed lighting, glass fronted storage press, feature display alcove with glass shelving and recessed lighting, storage press - plumbed for washing machine, gas fired boiler

THERE ARE TWO BEDROOMS:

Bedroom 1: 4.6m x 3.55m, plus 2.5m x 1.8m, with range of built-in wardrobes, feature glass cube with floor to ceiling windows, carpet, tv point, recessed lighting

En-Suite Shower Room: with fully tiled step-in shower, wc with concealed cistern, pair of vanity wash hand basins, fitted mirror, glass shelf, shaver socket, fully tiled walls and floor

Bedroom 2: 3m x 2.65m, with range of built-in wardrobes

Bathroom: with white suite comprising bath with shower over, wc with concealed cistern and vanity wash hand basin, fitted mirror, glass shelving, recessed lighting, bath panel with mood lighting, towel rail, shaver socket, fully tiled walls and floor

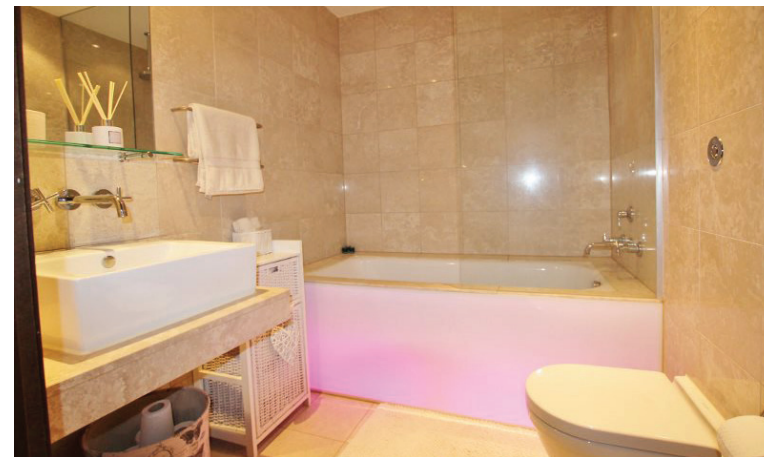
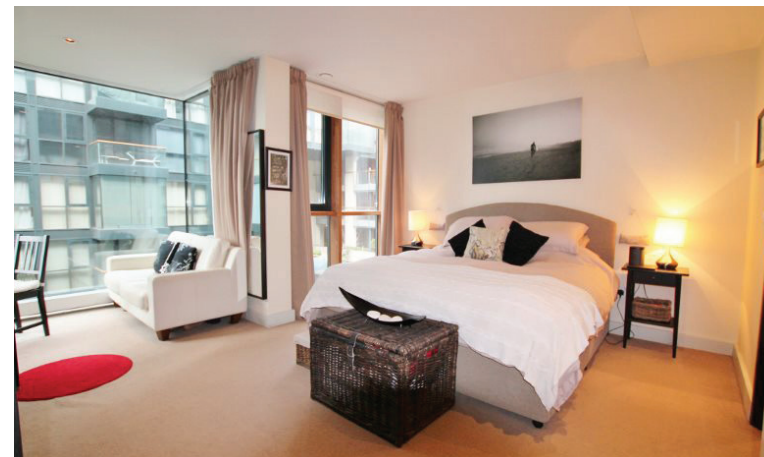
Hot Press

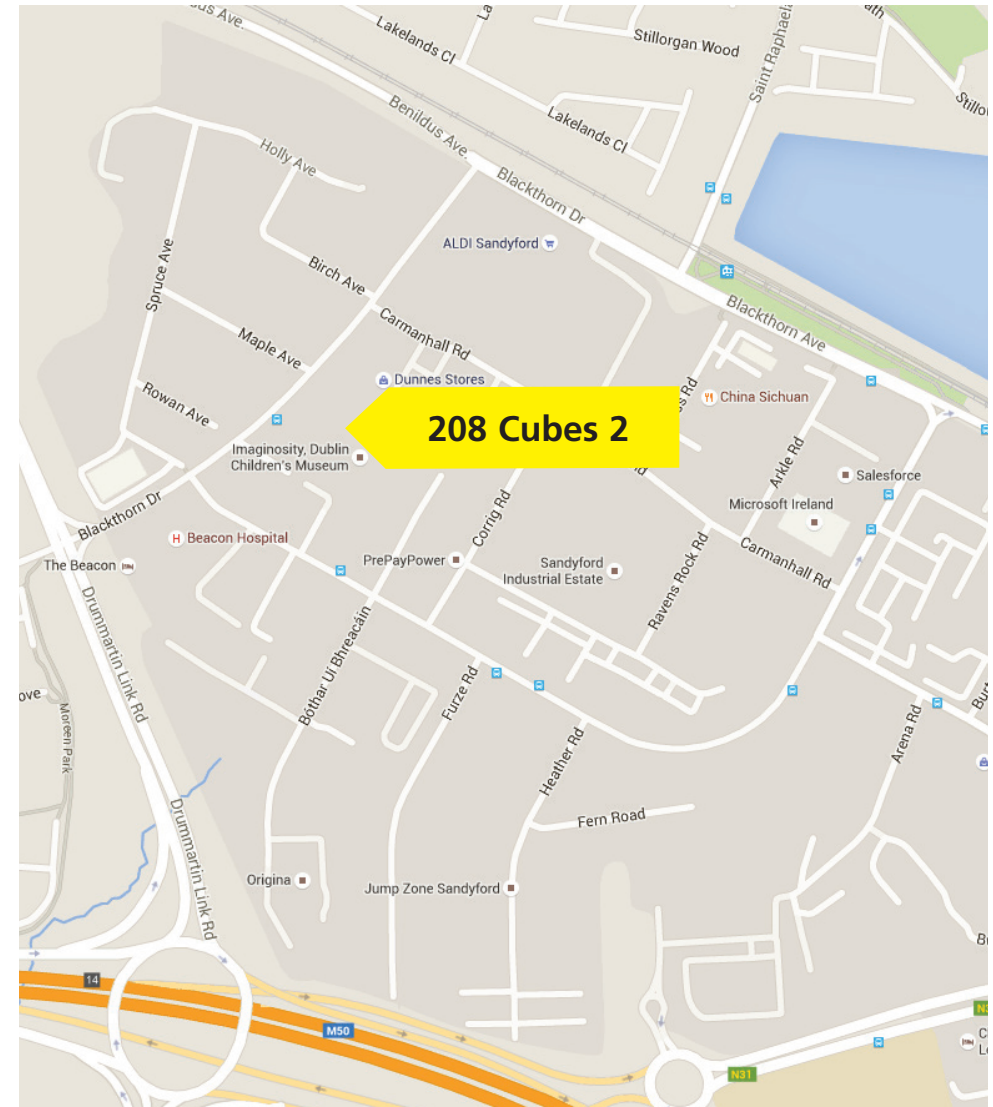
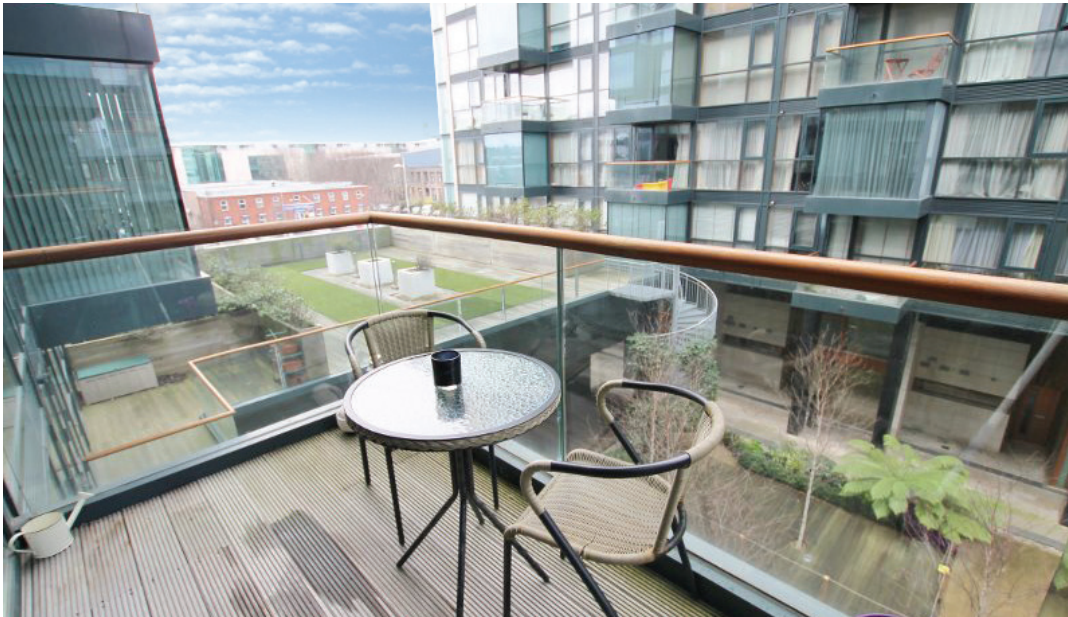
Management Agents: Aramark

BER: C1
BER No: 108244104
Energy Performance Indicator: 167.37kWh/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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