



207 One Beacon, Beacon Court,  
Sandyford, Dublin 18

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

**BER** **B3**

# For Sale by Private Treaty

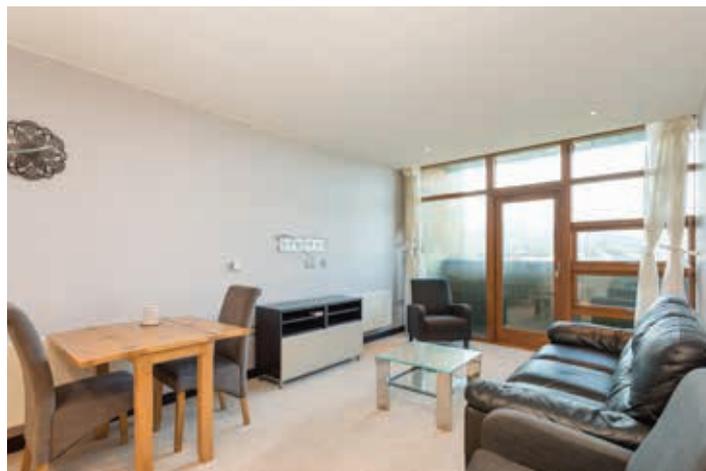
Hunters Estate Agent is delighted to present to the market this superbly appointed and extremely spacious 2nd floor apartment extending to c. 71 sqm/ 764 sqft. Flooded with natural light, the property exudes style and high-quality workmanship is most evident throughout providing ample living space and bedroom accommodation.

The apartment has one designated underground car space. Accommodation briefly comprises of entrance hallway with intercom, an open plan living/kitchen/dining with door to a decked balcony, two double bedrooms, master ensuite and main bathroom with bath and quality sanitary ware.

The Beacon Court development is easily accessible to Sandyford, Stillorgan and Foxrock Villages with their selection of retail and service outlets. This is a truly unique development having all the amenities required for modern day living on its doorstep. The Beacon Hotel, bars, restaurants, supermarkets, leisure centres, beauty salons and a cultural centre are located within the area. Also within walking distance is the Luas stop at Sandyford which provides access to the city centre in 20 minutes.

The M50 and LUAS are on the doorstep with Sandyford and Stillorgan Business Park, Beacon Hospital and Hotel, Beacon Shopping Centre and Clayton Hotel all very easily accessible.

Viewing is highly recommended.



## SPECIAL FEATURES

- » Superbly presented bright and spacious accommodation throughout
- » Extending to 71 sqm / 764 sqft
- » 2nd floor with stunning views over the Dublin mountains
- » High quality fixtures and fittings
- » Recessed lighting with mood switches
- » Large light filled rooms
- » Double glazed windows throughout
- » Lift access
- » Gas fired central heating
- » Designated underground car parking space
- » Close proximity to Dublin City Centre
- » Sandyford Luas station within easy access
- » Easy access to (N11, M50, QBC)

## ACCOMMODATION

### ENTRANCE HALL

3.79m X 1.48m (12'5" X 4'10")

Intercom handset, recessed lighting, tiled floor.

### KITCHEN

3.5m X 3m (11'5" X 9'10")

Built in high gloss units, timber worktops and splashback, centre island with four ring Halogen hob, extractor fan over, integrated fridge freezer, oven, microwave, dishwasher and washer-dryer, tiled floor.

### LIVING/DINING AREA

5.29m X 3.51m (17'4" X 11'6")

Television and phone points, recessed lighting, door to balcony.

### MASTER BEDROOM SUITE

6.75m x 2.71m (22'1" X 8'10")

Built-in wardrobes, television and phone points, recessed lighting and door to balcony.

### EN SUITE SHOWER ROOM

Step-in shower unit, w.c, wash hand basin on marble surround, mirrored cabinet over, tiled floor, heated towel rail, recessed lighting.

### BEDROOM 2

4m X 2.49m (13'1" X 8'2")

Built-in wardrobe, television and phone points, recessed lighting.

### BATHROOM

2.6m X 2.04m (8'6" X 6'8")

Bath with shower attachment over, tiled surround, wash hand basin on marble surround, recessed mirrored cabinet over, w.c, heated towel rail, tiled floor and recessed lighting.

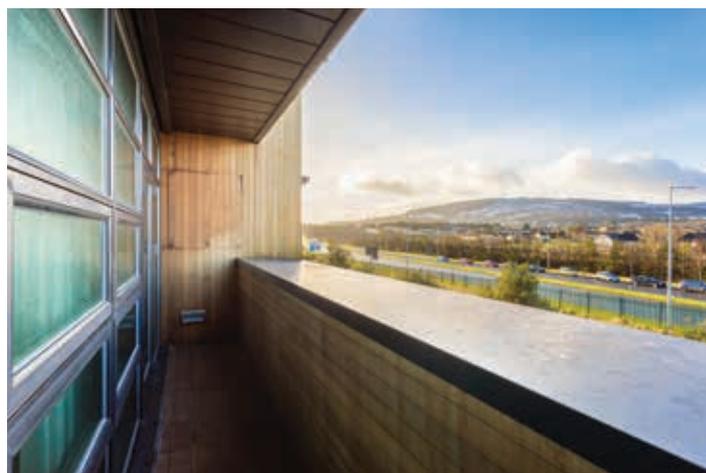
### CLOAKS CUPBOARD

With heating control panel and tiled floor.

### BALCONY

5.8m X .95m (19' X 3'1")

Timber decked balcony enjoying a southerly aspect and views over the surrounding hinterland.



## MANAGEMENT COMPANY

Professional Property Services (PPS),  
Unit 5B, Block F,  
Nutmeg Office Park,  
Rathfarnham,  
Dublin 14.  
Tel: + 353 01 296 0830

## ANNUAL SERVICE CHARGE

€1,845 per annum

## BER DETAILS

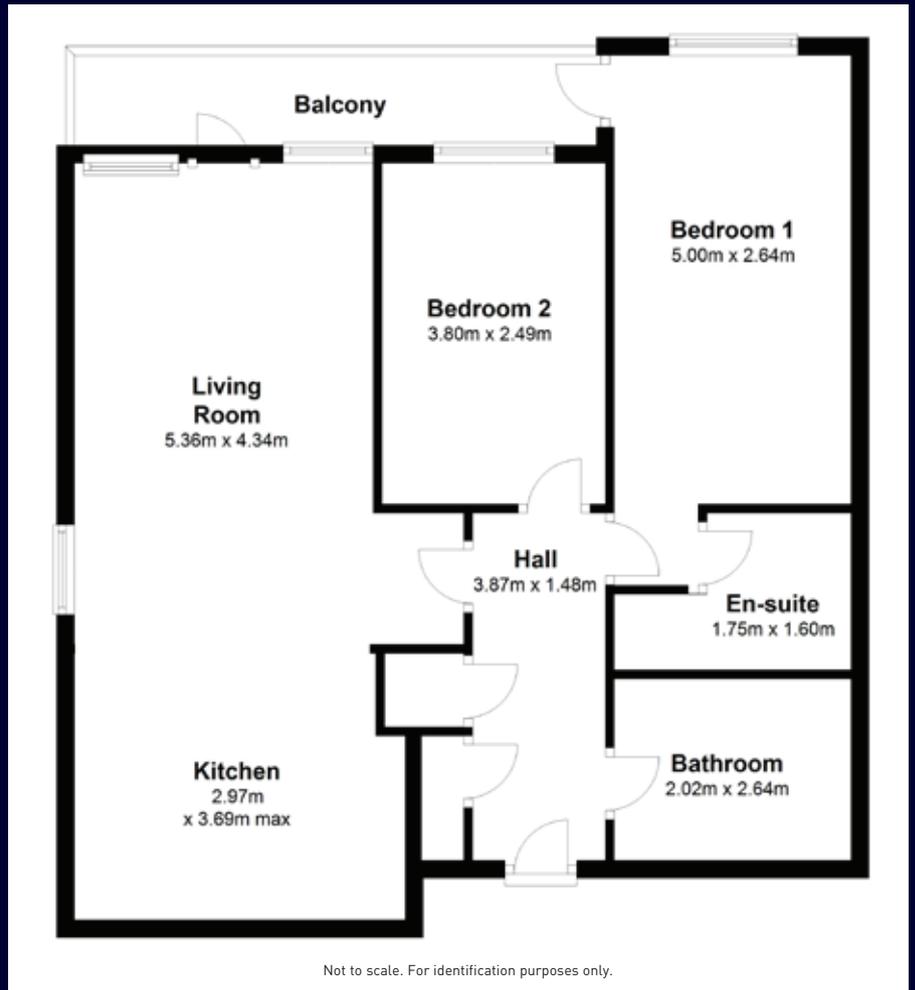
BER: B3  
BER Number: 106219231  
Energy Performance Indicator: 135.18 kWh/m<sup>2</sup>/yr

## DIRECTIONS

Travelling northbound on the N11 Stillorgan Dual Carriageway, turn left onto Leopardstown Road. Continue along Leopardstown Road, straight through the crossroads onto Burton Hall Road. At the end of this road turn left onto Blackthorn Road. Beacon Court is at the end of this road on the left hand side, beside the Beacon Hotel and Hospital.

## VIEWING

Strictly by appointment with the sole selling agents,  
Hunters Estate Agent, Foxrock.  
Tel: 01 289 7840  
Email: foxrock@huntersestateagent.ie



T 01 289 7840 E foxrock@huntersestateagent.ie W www.huntersestateagent.ie  
2 Brighton Road, Foxrock, Dublin 18  
Waterloo Exchange, Waterloo Road, Dublin 4  
4 Castle Street, Dalkey, Co. Dublin  
PSRA Licence no: 001631



No information, statement, description, quantity or measurement contained in any sales particulars or given orally or contained in any webpage, brochure, catalogue, email, letter, report, docket or hand out issued by or on behalf of Hunters Estate Agents or the vendor in respect of the property shall constitute a representation or a condition or a warranty on behalf of Hunters Estate Agents or the vendor. Any information, statement, description, quantity or measurement so given or contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor are for illustration purposes only and are not to be taken as matters of fact. Any mistake, omission, inaccuracy or mis-description given orally or contained in any sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor shall not give rise to any right of action, claim, entitlement or compensation against Hunters Estate Agents or the vendor. Intending purchasers must satisfy themselves by carrying out their own independent due diligence, inspections or otherwise as to the correctness of any and all of the information, statements, descriptions, quantity or measurements contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of Hunters Estate Agents or the vendor. The services, systems and appliances shown have not been tested and no warranty is made or given by Hunters Estate Agents or the vendor as to their operability or efficiency.