



207 One Beacon, Beacon Court,
Sandyford, Dublin 18

 **HUNTERS**
ESTATE AGENT

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

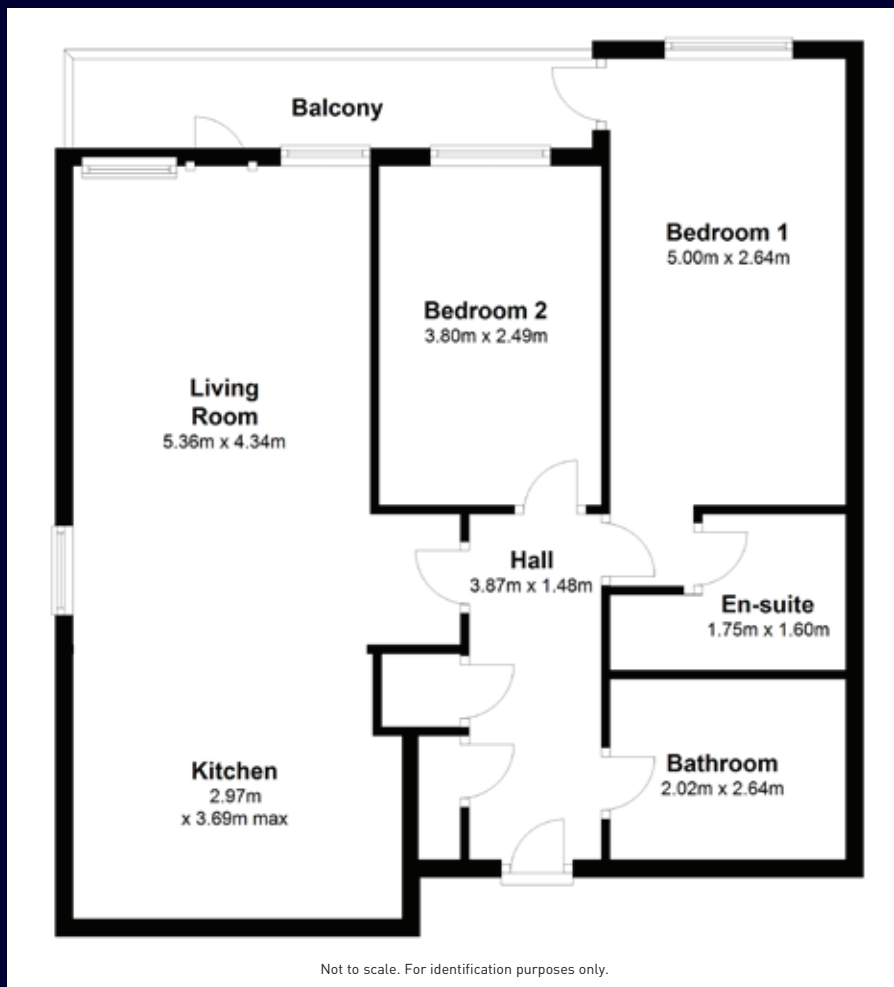
BER: B3
BER Number: 106219231
Energy Performance Indicator: 135.18 kWh/m²/yr

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@huntersstateagent.ie



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