

OUTSIDE

Decked balcony, enjoying sunny orientation with access to communal gardens.

MANAGEMENT COMPANY

Aramark Property
St Stephens Green House
Earlsfort Terrace
Dublin 2
Tel: +353 1 8715400
Management fee: c. €1,747.00 per annum.

BER DETAILS

BER Rating: C1
BER Number: 110195054
Energy Performance Indicator: 172.19 kWh/m²/yr

DIRECTIONS

From the City Centre, via Donnybrook, stay on N11 and take Brewery Road exit. At the Leopardstown Roundabout, take the last exit, which is Burton Hall Road. At the end of this road turn left onto Blackthorn Road. Beacon Court South Quarter is at the end of this road on the right hand side, directly across from the Beacon Hospital.

VIEWING

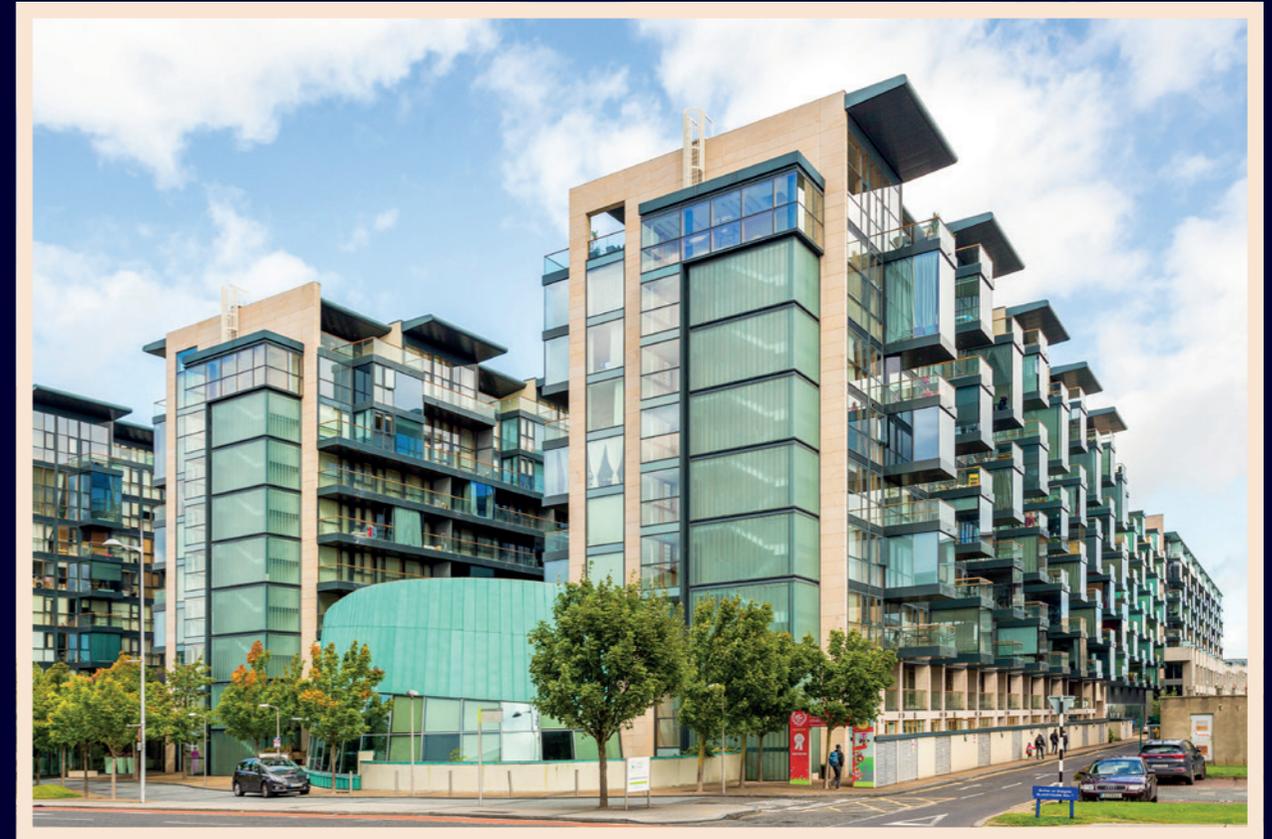
Strictly by appointment with the sole selling agents, Hunters Estate Agent, Foxrock. Tel: 01 289 7840. Email: foxrock@huntersestateagent.ie



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
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101 The Cubes 1, Beacon South Quarter,
Sandyford, Dublin 18



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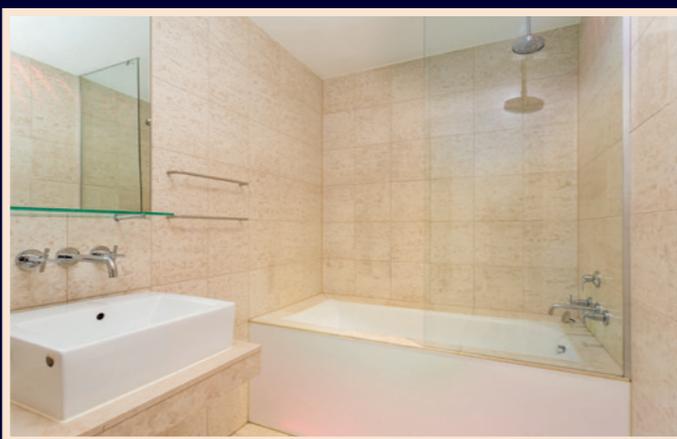
For Sale by Private Treaty

Hunters Estate Agent is truly honoured to present to the market this superbly appointed and spacious 2 bedroom, 1st floor apartment extending to 75sq.m/ 807sq.ft. 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 video intercom. An open plan living/kitchen/dining with door to a decked balcony, two double bedrooms, master ensuite and main bathroom fully tiled with bath and underfloor heating and quality sanitary ware.

The Beacon South Quarter development easily accessible to both Sandyford, Stillorgan and Foxrock Villages with their selection of retail and service outlets at Carrickmines Retail Park, Central Park and Dundrum Town Centre and village with its choice of major retail stores, cinema, theatre and restaurants. Truly unique development having all the amenities required for modern day living on the doorstep. Bars, restaurants, supermarkets, leisure centres, beauty salons and a cultural centre are located within the development. Also within walking distance is the Luas stop at Sandyford which will have you in the City Centre in 22 minutes.

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



ACCOMMODATION

ENTRANCE HALL

2.83m x 2.73m (9'3" x 8'11")

Built-in hotpress, tiled floor, video intercom and recessed mood lighting.

LIVING AREA/KITCHEN/DINING AREA

4.53m x 5.34m (14'10" x 17'6")

High quality built-in storage units, large breakfast bar with stainless steel sink unit and chrome mixer tap. A range of built-in Neff appliances to include a 4 ring halogen hob with extractor over. 2 built-in fan ovens, fridge/freezer and integrated dishwasher. Door to:

BALCONY

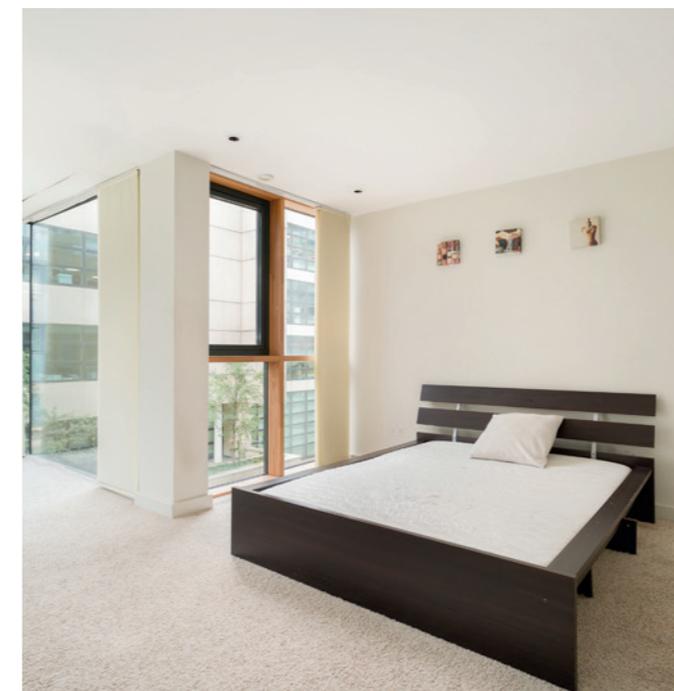
2.71m x 2.61m (8'10" x 8'6")

Glass surround with wooden rail and decked floor.

BEDROOM 1

4.51m x 3.72m + 2.91m x 2.47m (14'9" x 12'2" + 9'6" x 8'1")

Fitted wardrobes, phone and t.v point, recessed lighting and window overlooking courtyard area.



EN SUITE

2.04m x 1.8m (6'8" x 5'10")

White suite incorporating w.c., built-in twin wash hand basin with chrome mixer tap and marble surround. Fully tiled marble walls and floor. Shower unit with floor to ceiling glass shower surround with rain water shower head. Fitted mirror with glass shelf and shaver plug. Underfloor heating.

BEDROOM 2

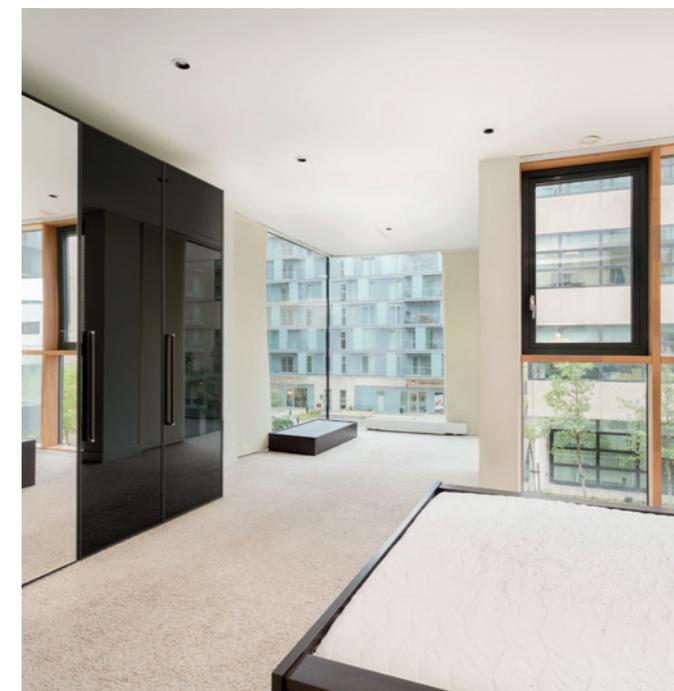
2.84m x 2.78m (9'3" x 9'1")

Fitted wardrobe, phone point and recessed mood lighting.

BATHROOM

2.23m x 1.8m (7'3" x 5'10")

White suite incorporating w.c., built-in wash hand basin with chrome mixer tap and marble surround. Fully tiled marble walls and floor. Bath with rain water shower head. Fitted mirror with glass shelf and shaver plug. Underfloor heating.



SPECIAL FEATURES

- » Superbly presented bright and spacious accommodation throughout
- » Extending to 75 sqm / 807 sqft
- » High quality fixtures and fittings
- » Concierge with reception area
- » Recessed lighting with mood switches
- » Large light filled rooms
- » Double glazed windows throughout
- » Lift access
- » Gas fired central heating
- » Designated underground car parking space approached by electronic security gates
- » Close proximity to Dublin City Centre and Dundrum Town Centre
- » Sandyford Luas station within easy access
- » Easy access to (N11, M50, QBC)