



206 One Beacon, Beacon Court, Sandyford, Dublin 18.



Sales and Lettings



## For Sale by Private Treaty

A choice second floor two bedroomed apartment with a bright inviting interior which overlooks a private courtyard aspect from its balcony and which is finished to an exacting high standard throughout and benefits from designated underground car parking.

The modern fitout includes high gloss kitchen with walnut wooden worktops, luxuriously appointed marble bathroom, mood lighting, high ceilings and the distinctive communal areas are further complemented as the Suites are connected to the 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 Park, Beacon Hospital is on the doorstep Beacon Shopping Centre and Bewleys 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 spaces
- Private balcony with view towards mountain
- Highly coveted location close to the M50, Sandyford Business Park, LUAS and Dundrum Town Centre.

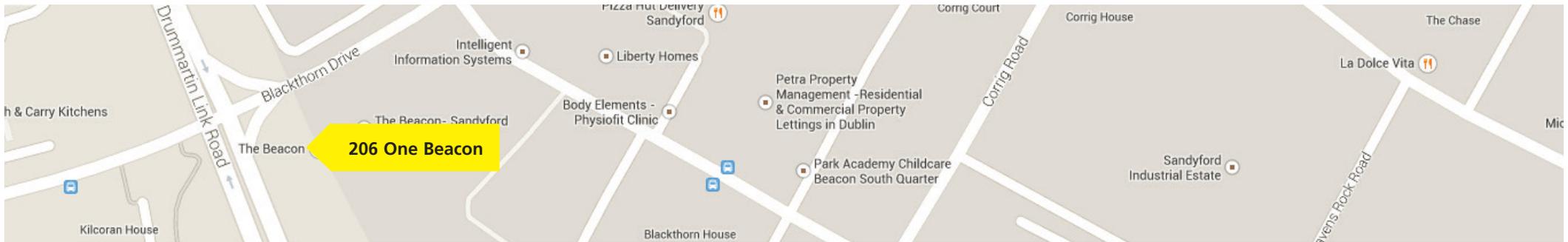
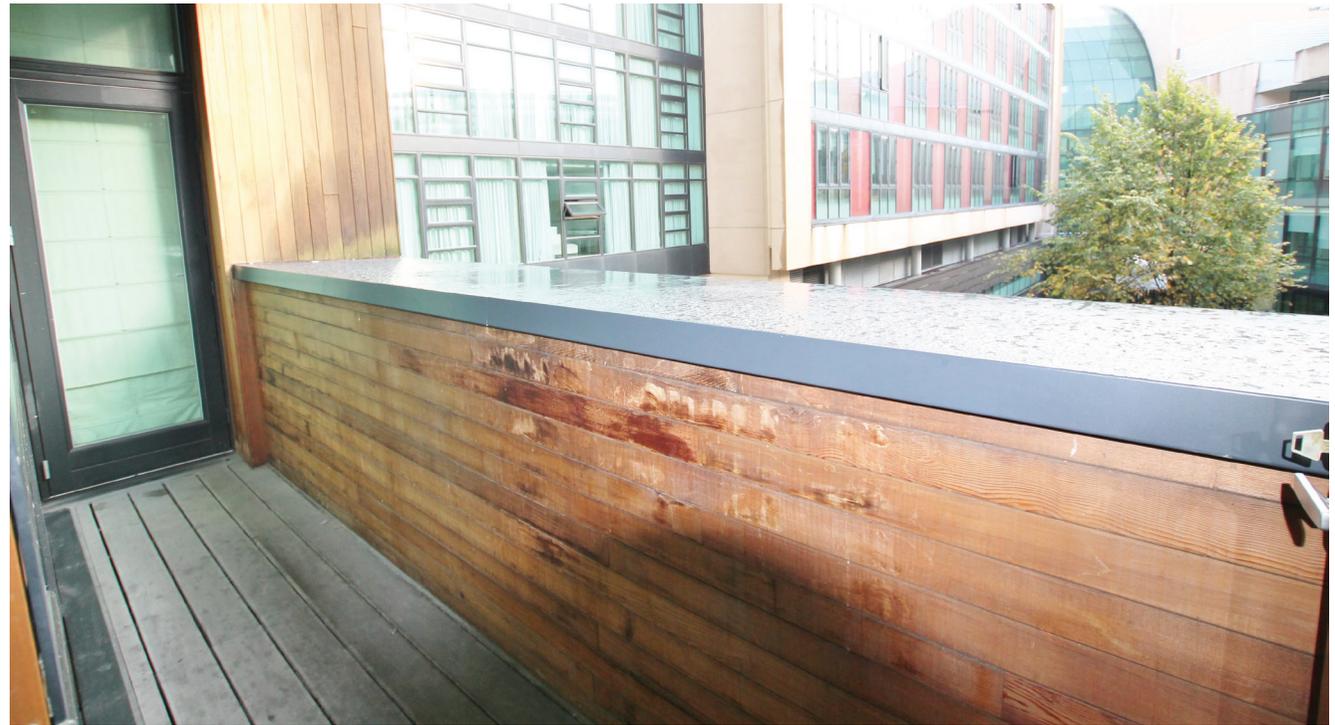
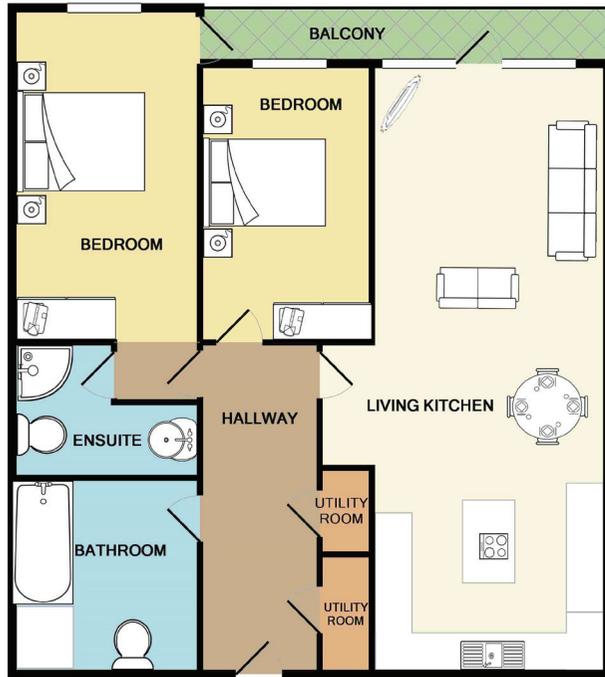


# Accommodation

- Reception Hallway:** 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 Cloaks Cupboard HotPress
- THERE ARE TWO 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:**
- Rating:** B3
- BER Number:** 101450922
- Energy Performance Indicator:** 131.89 kWh/m<sup>2</sup>/yr

**Viewing:** **By prior appointment.**





These particulars do not form any part of any contract and are given as guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessee shall be liable for any VAT arising on the transaction.

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