



102 Cubes 6, Beacon South Quarter, Sandyford, Dublin 18 D18 WF29



**Morrison**  
ESTATE AGENTS



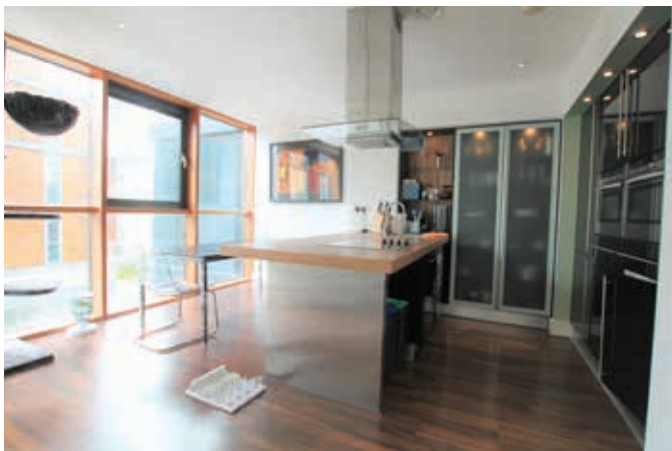
## FOR SALE BY PRIVATE TREATY

An extremely spacious and very well presented first floor apartment with a fresh and inviting interior which is finished to an exacting standard and boasts tasteful and creative upgrades to include a modern fitted kitchen, walnut flooring and bespoke fixtures; all to be enjoyed with abundant natural light, open views from balcony and designated underground car parking.

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 the Clayton Hotel are easily accessible.

## FEATURES INCLUDE

- Bright, well proportioned accommodation c. 88 Sq. M (947 Sq. Ft)
- Currently let under lease until March 2018, which may suit investor
- Price includes Beacon South Quarter levies all included in sales price
- Absolutely turn key, pristine condition
- Fitted curtains, blinds, light fittings and built-in kitchen appliances namely oven with hob, extractor fan, dishwasher , microwave, washer/dryer and fridge/freezer included in the sale
- Gas Fired Central heating
- Quality, high specification fully fitted kitchen with integrated appliances
- Quality sanitaryware throughout
- Concierge Reception- 24 Hour Security
- Double glazed windows throughout
- Balcony with artificial grass feature
- Security Intercom
- Mood Lighting
- Lift to all floors
- 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 and LUAS





## ACCOMMODATION

### Entrance Hall

6.8m x 1.8m overall, with walnut flooring, recessed lighting, extensive storage presses, security intercom and door to

### Open Plan Living/Kitchen:

7.5m x 5m, Dining Area: 2.8m x 2.6m Living Room/Dining Room: with timber flooring, extensive floor to ceiling glass, recessed lighting, provision for wall mounted tv, superb views

### Kitchen:

newly fitted kitchen with range of built-in units, Neff oven, Neff ceramic hob, Elica stainless steel extractor fan, Franke stainless steel sink unit, Whirlpool dishwasher, Indesit fridge/freezer, Indesit washer/dryer, glass shelved alcove, recessed lighting, breakfast bar, bespoke built-in open shelving unit

### Two Bedrooms:

#### Bedroom 1:

3.5m x 2.95m, with range of built-in wardrobes, walnut timber flooring, tv point and door to

#### En-Suite Shower Room:

2m x 1.85m overall, with fully tiled step-in shower, wc with concealed cistern, vanity wash hand basin, glass shelving, fitted mirror and shaver socket, tiled walls and floor

#### Bedroom 2:

3.50m x 3m, with range of built-in wardrobes, walnut timber flooring

#### Bathroom:

2.7m x 1.9m, with white suite comprising bath with shower over, tiled walls, wc with concealed cistern and vanity wash hand basin, fitted mirror, recessed lighting, tiled floor

## MANAGEMENT COMPANY

Aramark

## BER DETAILS

BER B3

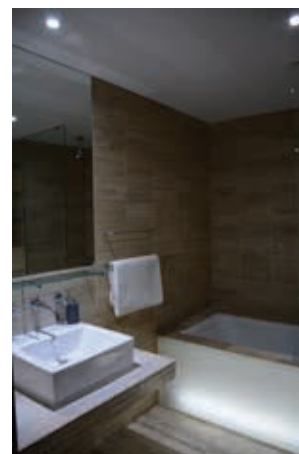
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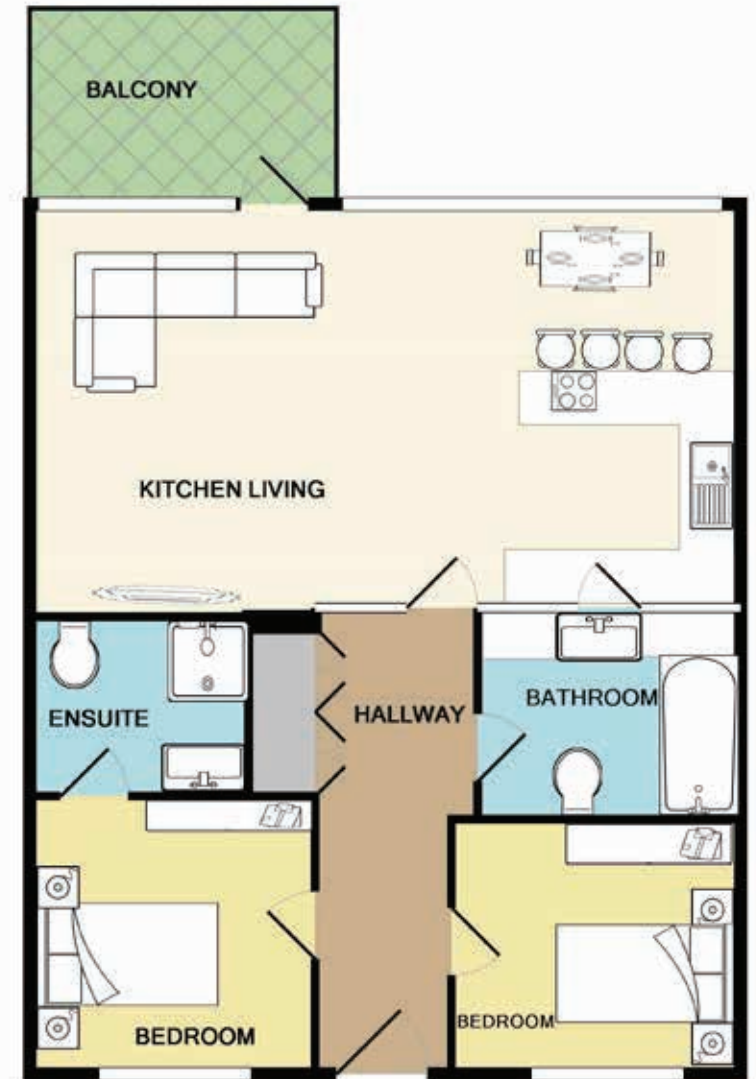
EPI: 261.02kWh/m2/yr

## VIEWING: BY PRIOR APPOINTMENT

Contact: Sales Department: 01 293 7100

Email: [sandyford@morrisonstates.ie](mailto:sandyford@morrisonstates.ie)





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