



414 Cubes 8, Beacon South Quarter, Sandyford, D18 R2N0 





FOR SALE BY PRIVATE TREATY

Completely Different! An entirely renovated Duplex Apartment with a 2019 Re-Design! It's Beacon South Quarter if it were brand new today!

This is a stunning duplex two bedroomed apartment with a dual aspect and open outlook over Sandyford towards the reservoir on one side and a private balcony overlooking landscaped grounds to the other. Natural light flowing into and an absolutely immaculate entirely refurbished modern interior.

The Cubes is the residential arm of the highly regarded 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 Leopardstown Racecourse and Clayton Hotel are easily accessible.

DISTINCTIVE FEATURES AT A GLANCE

- Bright, well-proportioned accommodation c. 78 Sq. M (839 Sq. Ft)
- Entirely refurbished and redesigned apartment in turn key condition.
- Dual aspect with outlook towards the reservoir and private balcony feature to opposite side
- The latest in design throughout including bespoke wall paneling, and quality high specification fully fitted kitchen, with feature stone worktops and integrated appliances, fitted plantation window shutters on all windows, light fittings and built-in kitchen appliances namely oven with induction hob, extractor fan, dishwasher, oven/microwave and fridge/freezer included in the sale
- Separate utility closet area in the hallway, fitted with large capacity washer and separate large capacity dryer included in the sale
- Brand new energy efficient gas combi boiler system with hot water on demand.
- Quality sanitary ware throughout.
- Concierge Reception onsite
- 24/7, 365 day security on-site
- Double glazed windows throughout
- Security Intercom
- Lutron 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 a short walk to LUAS





ACCOMMODATION

Reception Hallway: 2.3m x 1.07m, with oak hardwood flooring, recessed lighting, extensive under stairs storage press, security intercom

Door to Bedroom: 4.09 x 3.66m, with range of newly built-in wardrobes, fitted plantation window shutters, oak hardwood flooring and glass door to balcony

Door to En-Suite Shower Room: 2.2m x 1.8m, with fully tiled step-in shower, W.C. with concealed cistern, vanity wash hand basins, glass shelving, fitted mirror and shaver socket, tiled walls and floor

Stairs to main landing area leading to:

Open Plan Living/Dining/Kitchen: 5.5m x 3.66m

Living Room: with custom built-in TV unit and storage area, herringbone vinyl flooring, recessed lighting, TV point, floor to ceiling windows with plantation shutters fitted and with breathtaking open views

Kitchen/Dining area: with an entirely refitted extensive range of built-in presses and units, stone worktops, Whirlpool Induction Hob and Whirlpool oven/microwave/grill, stainless steel extractor fan, Franke stainless steel sink unit, Norde Mende fridge/freezer, Whirlpool dishwasher, breakfast table feature, recessed lighting

Hallway leading to main bedroom

Bedroom: 4.09 x 3.66m, with range of built-in wardrobes, Herringbone flooring and full width floor to ceiling window feature overlooking landscaped area

Utility Closet off hallway: separate utility area which stores 10kg capacity Hoover washing machine and separate 9kg capacity dryer

Bathroom: with white suite comprising bath with shower over, tiled walls, W.C with concealed cistern and vanity wash hand basin, fitted mirror, shaver socket, recessed lighting, tiled floor

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Management Agents: Aramark

BER Details

BER: B2
 BER Number: 111681672
 Energy Performance Indicator:
 102.35 kWh/m²/yr

VIEWING: BY PRIOR APPOINTMENT

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