



622 Cubes 8, Beacon South Quarter, Sandyford, Dublin 18, D18 W898





FOR SALE BY PRIVATE TREATY

A modern duplex two bedroomed apartment with a dual aspect and open outlook towards the Killiney and Dublin Bay on one side and a private balcony to the other. Abundant natural light and an absolutely immaculate interior are inside this creatively designed sixth floor apartment which is finished to the highest standard and this apartment also benefits from designated underground car parking.

The Cubes is the residential arm of the highly regarded upmarket Beacon South Quarter development in the heart of Sandysford's business district with the world's largest companies on the doorstep, and is easily accessible to 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 also on the doorstep and Sandysford and Stillorgan Business Park, Beacon Hospital and Hotel, Beacon Shopping Centre and Clayton Hotel are easily accessible.

DISTINCTIVE FEATURES AT A GLANCE

- Bright, well proportioned accommodation c. 70 Sq. M (753 Sq. Ft)
- Absolutely turn key, pristine condition
- Dual aspect with outlook towards Killiney and reservoir and private balcony to opposite side
- 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 and 24/7 Security
- Double glazed windows throughout
- 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
- Enviously convenient location close to the M50, Carrickmines Retail Park, Dundrum, Sandysford and LUAS

ACCOMMODATION

Reception Hallway:

2.3m x 1.07m, with timber flooring, recessed lighting, extensive understairs storage press, security intercom

Door to Bedroom:

3.6 x 3.54m, with range of newly built-in wardrobes, large window overlooking complex grounds, carpeted flooring and door to

En-Suite Shower Room:

2.2m x 1.8m, with fully tiled step-in shower, wc with concealed cistern, vanity wash hand basins, glass shelving, fitted mirror and shaver socket, tiled walls and floor

Stairs to main floor area with landing leading to:

Open Plan Living/Dining/Kitchen:

5.5m x 3.66m

Living Room/Dining Room:

breathtaking open views

with timber flooring, recessed lighting, tv point, floor to ceiling windows with

Kitchen:

with an extensive range of built-in presses and units, solid wood worktops, Neff oven and hob, Neff microwave, stainless steel extractor fan, Franke stainless steel sink unit, Indesit fridge/freezer, Indesit dishwasher, Indesit washer/dryer, feature shelved display area, breakfast bar, timber flooring, recessed lighting

Hallway:

leading to main bedroom

Bedroom 2:

4.09 x 3.66m, with range of built-in wardrobes, timber flooring and french door to balcony

Bathroom:

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

MANAGEMENT AGENTS:

Aramark

BER DETAILS:

BER: B3

BER No. 106745581

Energy Performance Indicator: 148.10 kWh/m²/yr

VIEWING: BY PRIOR APPOINTMENT

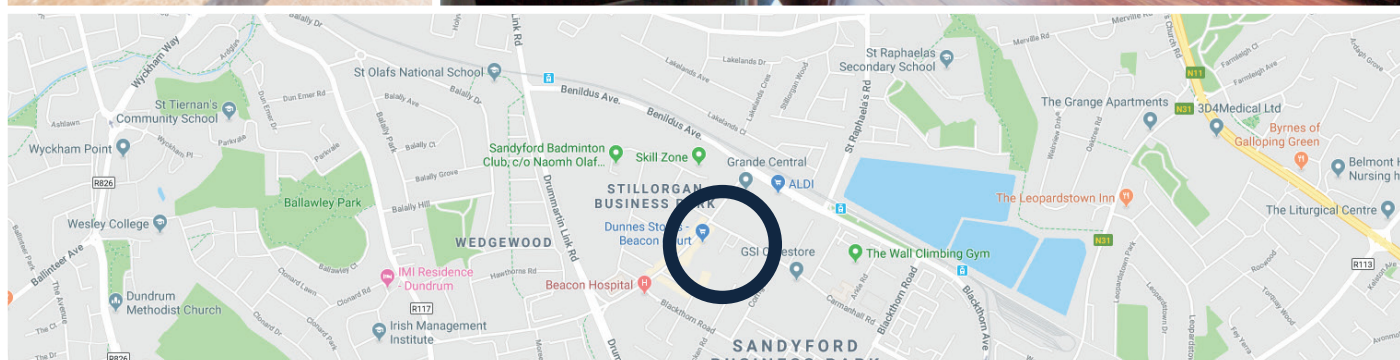
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