



Downey McCarthy

....the people you can trust

155 The Haven, Jacob's Island, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented, two bedroom ground floor apartment in the much acclaimed, secure complex development of The Haven, Jacob's Island. Jacob's Island is a 5 minute walk to Mahon Point Shopping Centre and several major employers including EMC, Dell, McAfee, Voxpro and the Cork Mater Private Hospital. There is also great access to the South Ring Road network as well as the Jack Lynch Tunnel.



AMV: €245,000

BER B3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 64.5 Sq.M. / 694 Sq. Ft.
- Built in 2004
- BER B3
- New carpet flooring fitted
- Newly fitted high gloss kitchen
- Much sought after residential location adjacent to Mahon Point Shopping and Commercial centres and Jack Lynch Tunnel
- Gas fired central heating
- Double glazed windows
- Two spacious double bedrooms
- One parking space allocated
- Secure gated complex
- Previous rent set @ €1,117 11/02/2022
- Management fees €1,600 p.a reduced to €1,400 if Early Payment Discount is implemented

| PORCH

1.5m x 1.5m (4'9" x 4'9")

A teak door with glass centre panelling allows access to a porch area which has tiled flooring, one centre light piece and a door allowing access to an open plan living/dining area.

| OPEN PLAN LIVING/ DINING AREA

5.66m x 5.32m (18'5" x 17'4")

A spectacular open plan room facilitates a living space and dining area. The room has been immaculately maintained and features new carpet flooring throughout, attractive recessed spot lighting, a feature fireplace with electric insert, two large radiators, attractive colour palette and double doors with glass panels allow access to a front patio area. There are six power points, one thermostat control for the heating, one television point, two telephone points and a Siro connection for broadband. An open arch allows access to the kitchen.



| KITCHEN

2.5m x 2.4m (8'2" x 7'8")

A newly fitted high gloss white kitchen features units at eye and floor level with a new fitted worktop and tiled splashback. The room has tiled flooring, an integrated oven/hob/extractor fan, a stainless steel sink and accommodates plumbing for a washing machine, plumbing for a dishwasher and space for a fridge freezer. The room has one centre light piece, one LED light piece, a carbon monoxide alarm, a heat alarm and eight power points.



| HALLWAY

3.5m x 1.46m (11'4" x 4'7")

Located off the dining area, the hallway allows access to two bedrooms and a family bathroom. The area has new carpet flooring, recessed spot lighting and a hot press.

| BEDROOM 1

4.76m x 2.72m (15'6" x 8'9")

A spacious double bedroom has double doors allowing access to a patio area and communal garden space, and allows extensive natural light to fill the area. The room benefits from a South facing aspect and has been newly refurbished with new carpet flooring and attractive colour palette. The room has built-in units from floor to ceiling, one centre light piece, one radiator, six power points and one telephone point.



| BEDROOM 2

3.2m x 2.74m (10'4" x 8'9")

A spacious double bedroom has one window to rear of the property including a curtain rail and curtains, new carpet flooring, built-in units from floor to ceiling, one centre light piece, one large radiator, six power points, one television point and one telephone point.



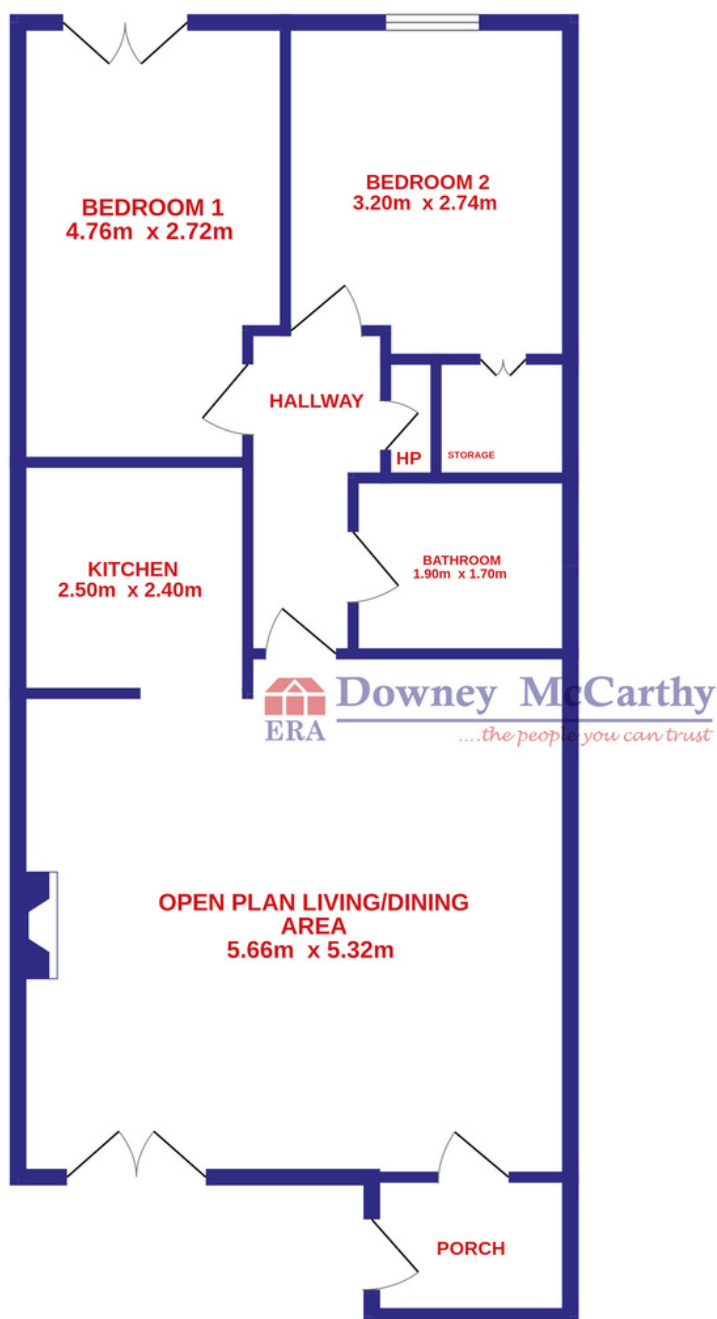
| BATHROOM

1.9m x 1.7m (6'2" x 5'5")

An impressively maintained family bathroom features a four piece suite including a mains operated shower fitted over the bath, modern tiling throughout, one centre light piece, one wall-mounted light piece, one radiator and one extractor fan.



| FLOOR PLAN



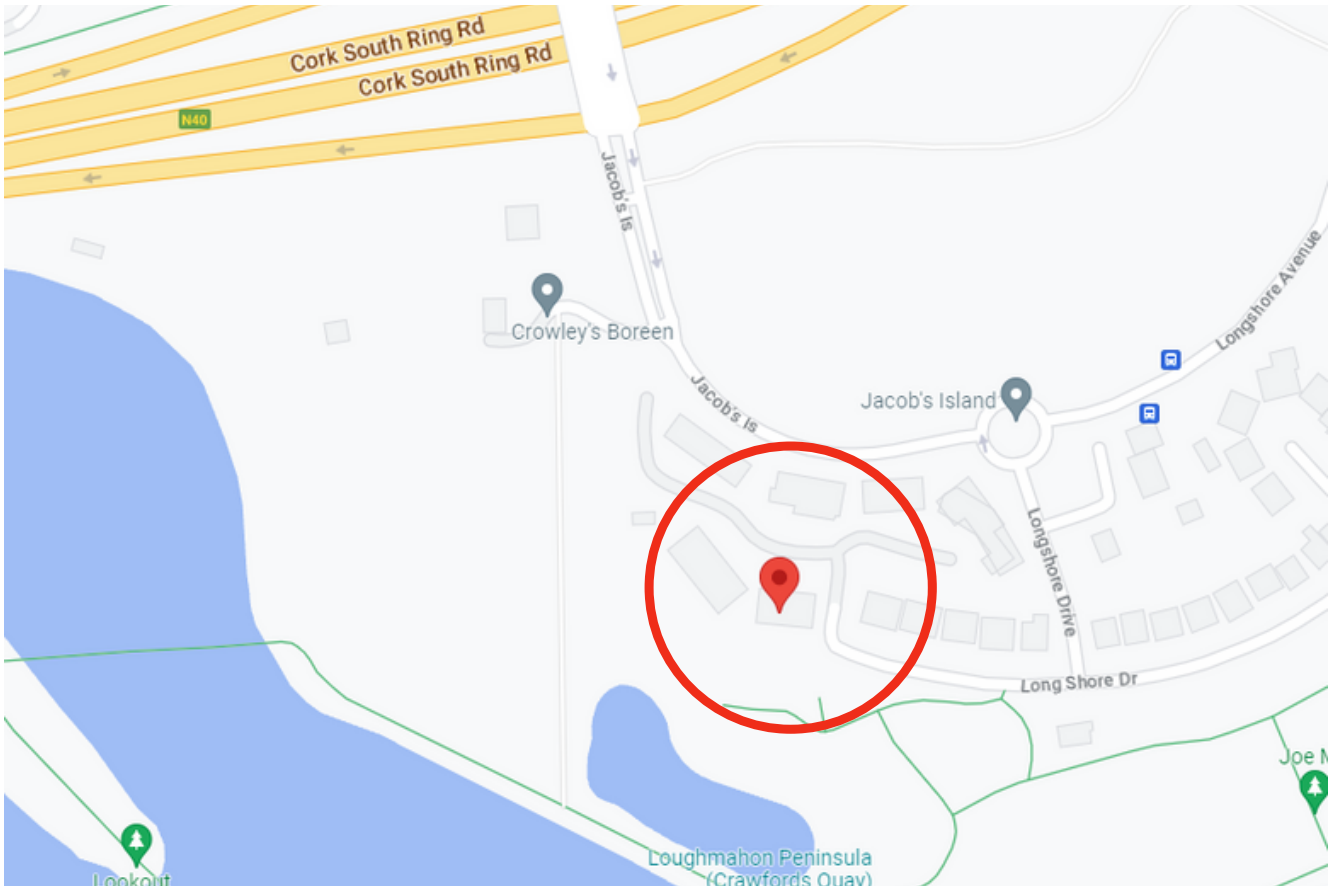
TOTAL FLOOR AREA : 64.5 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, m of doors, windows, rooms and any other items are approximate and no responsibility is taken i omission or mis-statement. This plan is for illustrative purposes only and should be used as s prospective purchaser. The services, systems and appliances shown have not been tested and as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 D620 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV

087 7522244

garry@eracork.ie



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