



# Downey McCarthy

*...the people you can trust*

## 236 The Kestrel, The Sanctuary, Jacob's Island, Blackrock, Cork



ERA Downey McCarthy are pleased to present to the market this immaculately maintained two bedroom penthouse apartment situated in the popular residential development of Jacob's Island, Blackrock. Boasting floor to ceiling windows and offering superb, uninterrupted views across Cork, this property also benefits from its convenient location just a 5 minute walk to Mahon Point Shopping Centre and several major employers including McAfee, PM Group, Jacobs Engineering, VHI Swiftcare, Telus International and the Cork Mater Private Hospital. There is also access to the South Ring Road network as well as the Jack Lynch Tunnel.



**AMV: €350,000**

**BER C1**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 93 Sq. M. / 1,001 Sq. Ft.
- Built in 2006
- BER C1
- Gas fired central heating
- Double glazed windows
- Superb open plan living space with floor to ceiling windows offering panoramic views
- Luxurious newly fitted carpet flooring throughout
- Three enclosed balcony areas
- Modern fitted kitchen
- Convenient location a 5 minute walk to Mahon Point Shopping Centre
- Well maintained, secure development
- City bus route stops at Jacobs Island
- Ideal first time buy/investment opportunity
- Parking space
- Management fees €1,700 p/a reduced to €1,400 if Early Payment Discount is implemented

## | RECEPTION HALLWAY

3.57m x 3.4m (11'7" x 11'1")

A beautifully maintained reception hallway features attractive neutral décor with high quality carpet flooring fitted throughout. The area has recessed spot lighting, one large radiator, a large sky tube allowing extensive natural light to flood the room and a hot press/storage area which houses the gas boiler.

## | OPEN PLAN KITCHEN/ DINING/LIVING

6.6m x 10.1m (21'6" x 33'1")

A spectacular room with dual aspect is awash with extensive natural light due to the floor to ceiling windows which give panoramic views over Cork city. The kitchen features modern fitted units at eye and floor level in an U-shape with extensive worktop counter and tiled splashback, tiled flooring, a stainless steel sink, an integrated oven/hob/extractor fan, integrated fridge freezer, integrated dishwasher, recessed spot lighting, a large sky tube, one smoke alarm and ten power points.



This superb open plan living/dining area has newly fitted carpet flooring throughout, attractive décor, recessed spot lighting, wall-mounted lighting and a beautiful vaulted ceiling. The room also includes four large radiators, eight power points, multiple television and telephone points and one thermostat control for the heating. Two doors off this room allow access to balcony areas.



## | BEDROOM 1

5m x 3.15m (16'4" x 10'3")

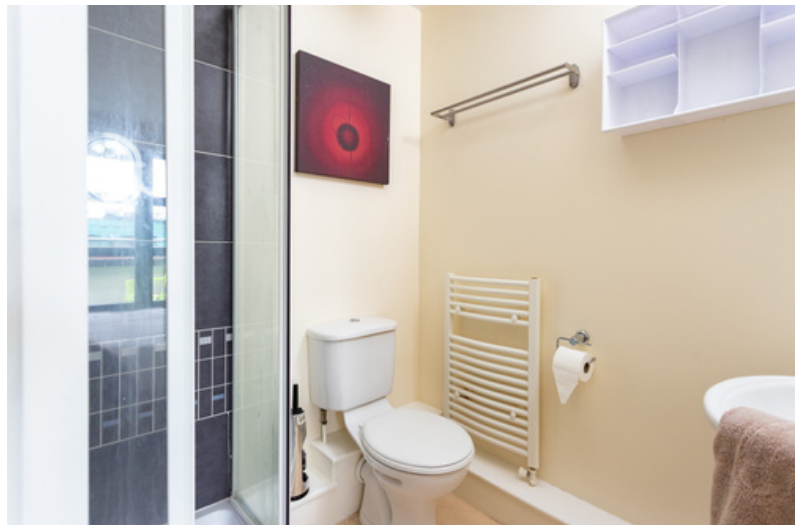
Bedroom 1 has new carpet flooring throughout, attractive décor, one centre light piece, one radiator, six power points, a television point, a telephone point and built-in units. A door off this room allows access to a private balcony.



## | EN SUITE

1.8m x 1.8m (5'9" x 5'9")

The en suite features a three piece suite including a built-in corner shower. There is one skylight, tiled flooring, one radiator, one wall-mounted light fitting and one centre light piece.





## | BEDROOM 2

3.5m x 2.9m (11'4" x 9'5")

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

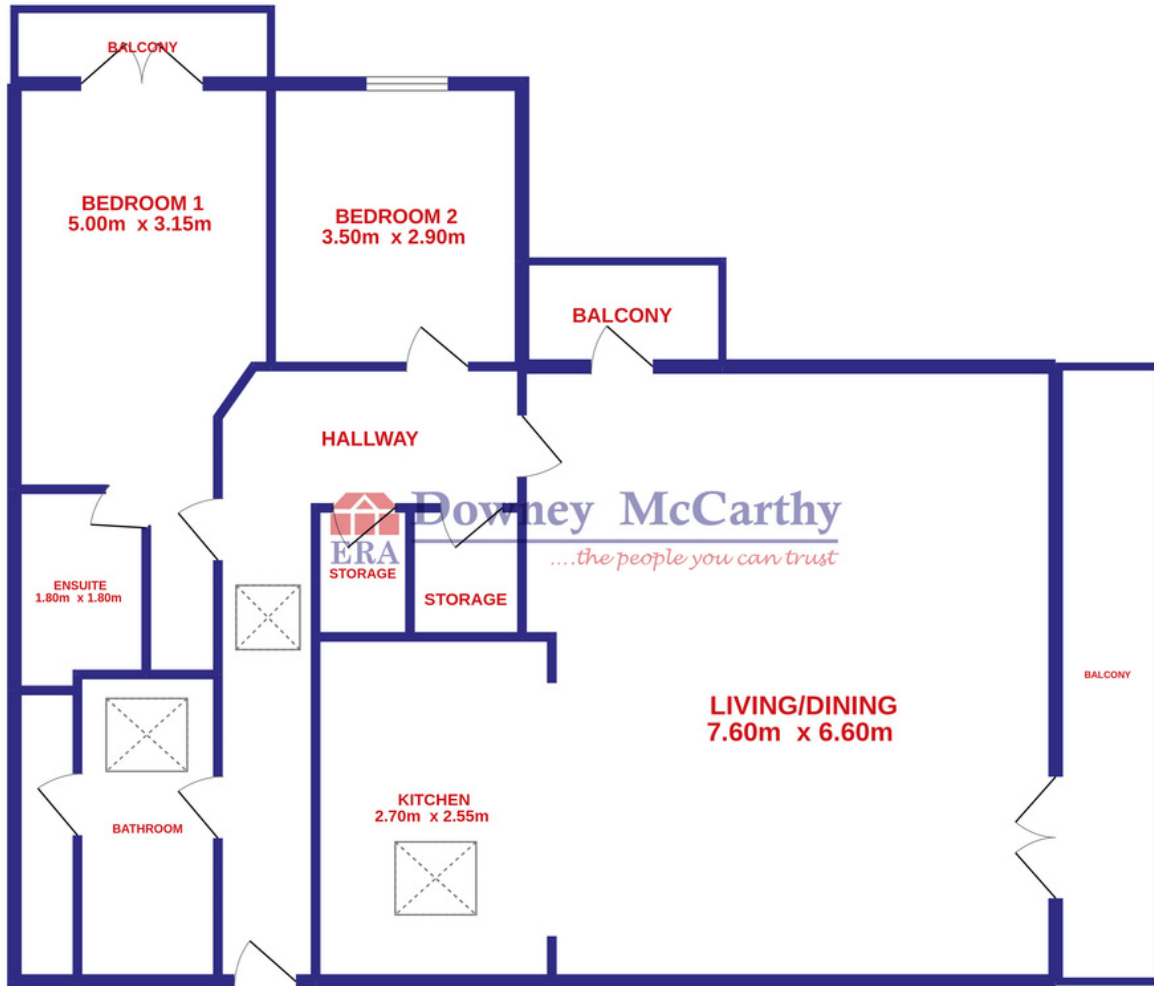


## | BATHROOM

Located off the hallway, the main bathroom features a four piece suite with a shower fitted over the bath, impressive floor and wall tiling, a sky tube allowing extensive natural light to fill the room, one centre light piece, one wall-mounted light piece and one heated towel rail. A door from the main bathroom allows access to a walk-in storage area which has wall-mounted shelving and one centre light piece.



## | FLOOR PLAN



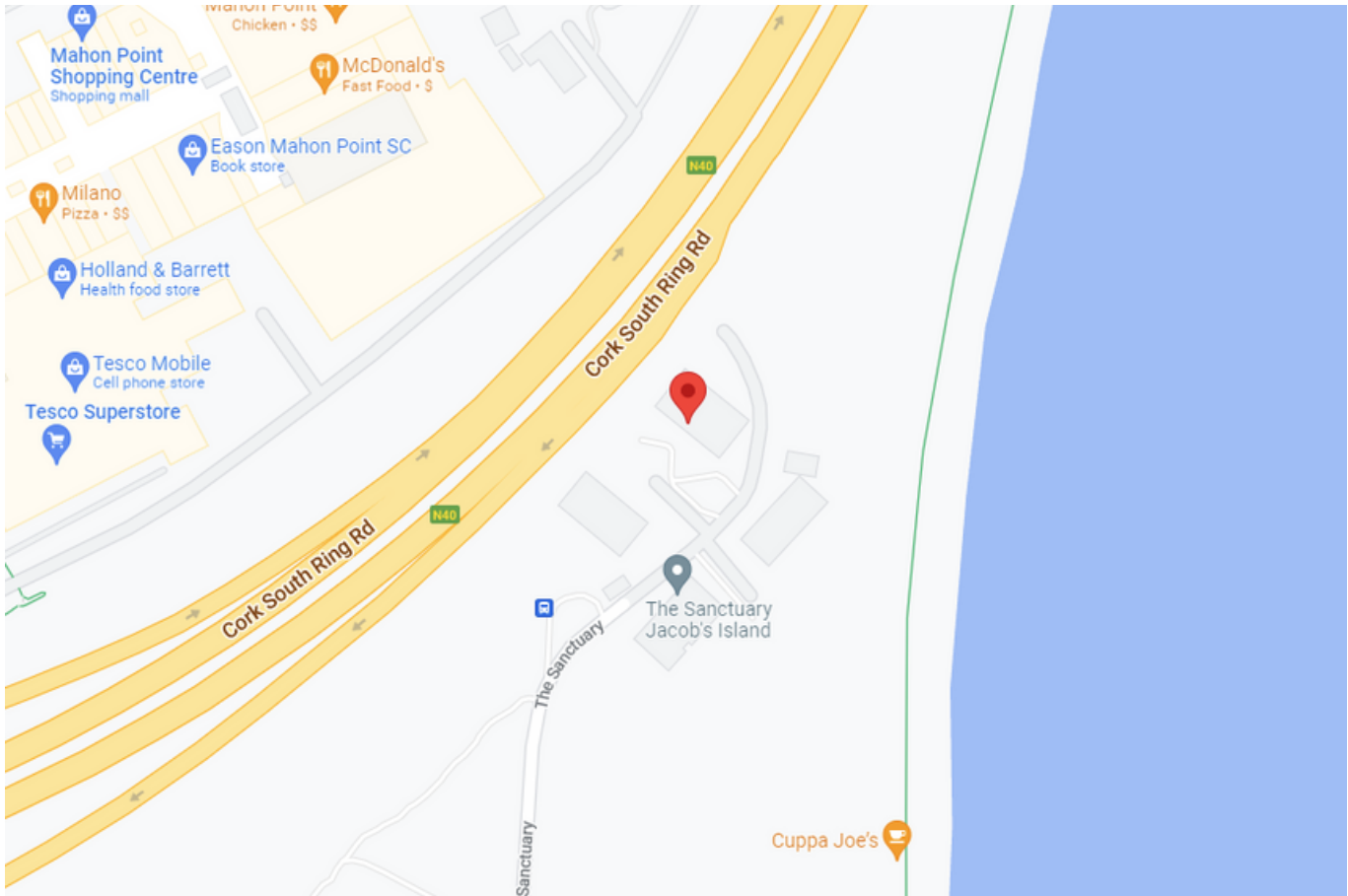
TOTAL FLOOR AREA : 91.2 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their reliability or otherwise.

**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

## | DIRECTIONS

Please see Eircode T12 DY23 for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
**086 8385768**  
**sean@eracork.ie**



**ERA** **Downey McCarthy**  
*....the people you can trust*

**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.