



# Downey McCarthy

...the people you can trust

## 501 The Heron, The Sanctuary, Jacobs Island, Blackrock, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly presented, one bedroom ground floor apartment situated in the much acclaimed development of Jacob's Island, Cork. Presented in turnkey condition throughout, the property offers modern and spacious open plan living accommodation, a large double bedroom with a bespoke walk in wardrobe and ensuite bathroom combined with a convenient location just a 5 minute walk to Mahon Point Shopping Centre and 15 minutes drive from Cork city centre.



**AMV: €225,000**

**BER C3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 59 Sq. M. / 635 Sq. Ft.
- Built in 2007
- BER C3
- Gas fired central heating
- PVC double glazed windows
- Sought after ground floor apartment
- Enclosed patio area
- Modern fitted kitchen
- New carpet flooring throughout
- Walk-in wardrobe
- Superb open plan and modern accommodation
- Rental potential of €1,230 p/m
- Allocated car space (108)
- Situated within a secure and well maintained development
- Convenient location a 5 minute walk to Mahon Point Shopping Centre
- Ideal first time buy/investment opportunity
- Management fees €1,700 p/a (reduced to €1,400 p/a if Early Payment Discount implemented)
- Block managed by ERA Downey McCarthy
- Access to walkways along the estuary

## | RECEPTION HALLWAY

4.06m x 2m (13'3" x 6'5")

The reception hallway features attractive décor with newly fitted carpet flooring and recessed spot lighting. The area has two power points, a mains operated smoke alarm, a storage area and a utility room which is plumbed for a washing machine and has shelving for additional storage.

## | OPEN PLAN KITCHEN/DINING/ LIVING

5.2m x 4.5m (17'0" x 14'7")

A superb open plan, L-shaped room offers modern living accommodation with a spacious kitchen/dining area. The kitchen features units at eye and floor level in an L-shape with extensive worktop counter space, a glass splashback and tile flooring. The area has a stainless steel sink, recessed spot lighting, a smoke alarm and ten power points. The kitchen includes an integrated oven/hob and extractor fan, a dishwasher and a fridge freezer.



The living and dining area has carpet flooring throughout and attractive neutral décor. There is a large window overlooking the front of the property and an aluminum door with glass paneling allows access to an enclosed patio. The room has two large radiators, recessed spot lighting, eight power points, two television points, two telephone points and a thermostat control for the heating.



## | BEDROOM 1

4.46m x 4.34m (14'6" x 14'2")

A spacious double bedroom has attractive neutral décor with new carpet flooring. The room has a large window to the front of the property with a Venetian blind, a curtain rail and curtains. There are two light pieces, one large radiator, six power points, one television point and one telephone point. Doors from the room allow access to an ensuite and a bespoke walk-in wardrobe.



## | ENSUITE

1.64m x 1.9m (5'3" x 6'2")

A spacious ensuite bathroom features a three piece suite including a corner shower cubicle with modern wall tiling. The room has impressive floor tiling, one centre light piece, one wall-mounted light piece, one heated towel rail and one extractor fan.



## | WALK-IN WARDROBE

1.64m x 1.16m (5'3" x 3'8")

The walk-in wardrobe has carpet flooring and an extensive array of built-in storage space both hanging and shelving.



## | BATHROOM

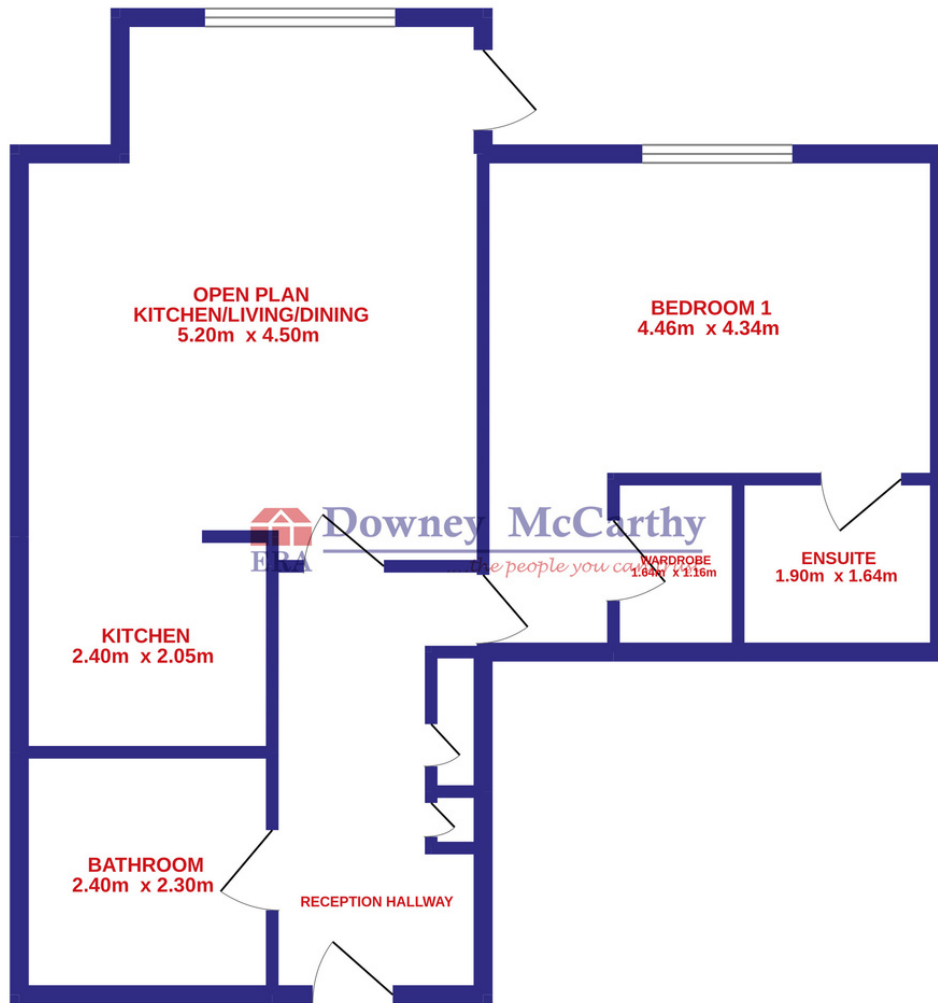
2.3m x 2.4m (7'5" x 7'8")

The family bathroom features a four piece suite including a mains operated shower fitted over the bath. There is modern floor and wall tiling, one centre light piece, one wall-mounted light piece, one heated towel rail and one extractor fan.



# | FLOOR PLAN

## APARTMENT

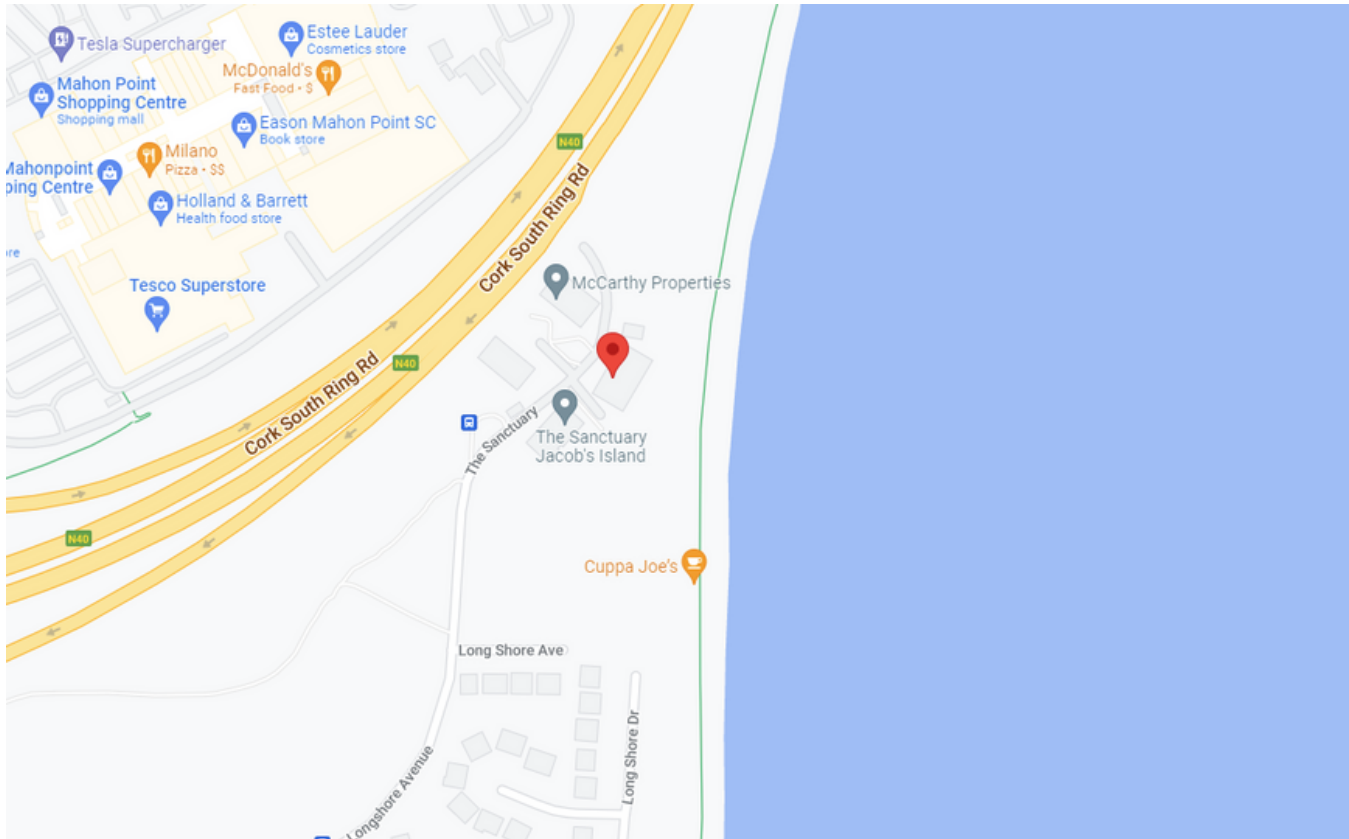


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Please see Eircode T12 YX02 for directions.



## | ALL ENQUIRIES TO:

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



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### Solicitor Details:

Anne-Marie Linehan, J.W. O'Donovan Solicitors, 53 South Mall, Cork

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