

109 The Haven, Jacobs Island, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented two bedroom, first floor apartment, located within the prestigious Jacob's Island development. The apartment is presented in turn key condition with a host of tasteful decorative finishes. The property is within a 5 minute walk of Mahon Point shopping and retail centres and allows immediate access to the South Ring Road network and Jack Lynch Tunnel meaning access to East and West Cork city suburbs and employment hubs are easily achieved.



AMV: €265,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 75 Sq. M. / 809 Sq. Ft.
- Built in 2004
- BER C3
- Gas fired central heating
- Double glazed windows
- New energy efficient Heatrae Sadia Amptec electric boiler installed
- Balcony area
- Two spacious double bedrooms
- Secured gated complex
- Much sought after location close to Mahon Point shopping & retail centres, South Ring Road network and the Jack Lynch Tunnel
- Highly desirable rental location
- Close to a number of major employers
- Management fees approx. €1,800 per annum with Early Payment Discount of €200
- 2 x allocated parking spaces

| RECEPTION HALLWAY

2m x 5.09m (6'5" x 16'6")

A composite front door with stain glass top panelling and fan light allows access to the main reception hallway. The area features impressive oak timber flooring, a smoke alarm and covings surrounding the ceiling and centre light piece. An open arch at the rear of the hallway allows access to a magnificent open plan lounge area which interconnects into the extended kitchen/dining.



| CLOAK ROOM

The walk-in cloak room features one centre light piece and laminate timber flooring. This room could serve a multitude of uses either as a potential utility room or home office.

| LIVING ROOM/DINING AREA

3.81m x 5.04m (12'5" x 16'5")

A spacious open plan living/dining area has one window to the rear of the property and double doors allowing access to a Juliet balcony. The room has superb high quality laminate timber flooring, attractive neutral colour palette, recessed spot lighting and a feature marble fireplace with marble hearth and maple timber surround. The area has six power points, two large radiators, one telephone point, one television point, a thermostat control for the heating and an open arch allows access to the kitchen.



| KITCHEN

2.31m x 2.43m (7'5" x 7'9")

A beautifully presented hand painted kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tiled splashback. The area has laminate timber flooring, a stainless steel sink and drainer unit and recessed spot lighting. There are nine power points, a smoke alarm, an integrated oven/hob/extractor fan, space for a fridge freezer, plumbing for a dishwasher or washing machine and the gas boiler is housed within the kitchen.



| **BEDROOM 1**

4.87m x 2.72m (15'9" x 8'9")

A spacious double bedroom has one window to the rear of the property including a roller blind. The room has high quality laminate timber flooring, attractive neutral décor, one centre light piece, one radiator, six power points and one television point.



| **BEDROOM 2**

3.25m x 2.68m (10'6" x 8'7")

A spacious double bedroom has one window to the rear of the property with roller blind. The room has high quality laminate timber flooring, attractive neutral décor, one centre light piece, one radiator, six power points and one television point.



| **BATHROOM**

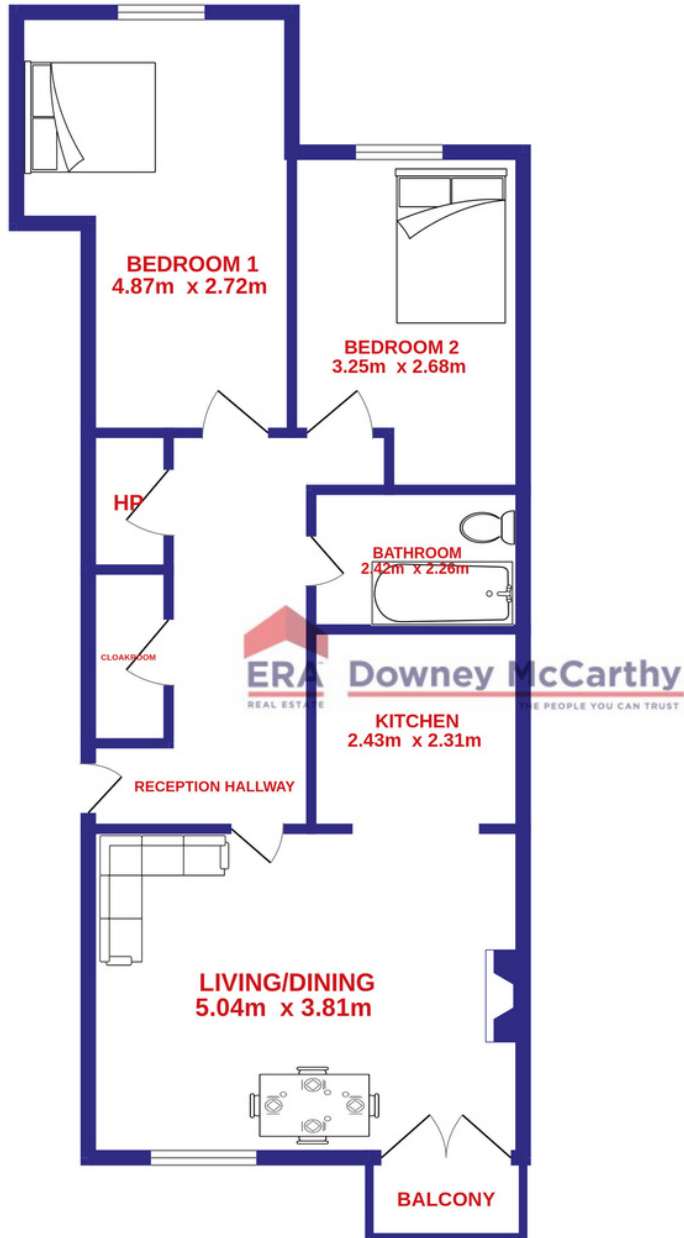
2.26m x 2.42m (7'4" x 7'9")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath. The area has tiled flooring and tiling surrounding the shower area. The room has one centre light piece, one extractor fan and one radiator.



| FLOOR PLAN

APARTMENT

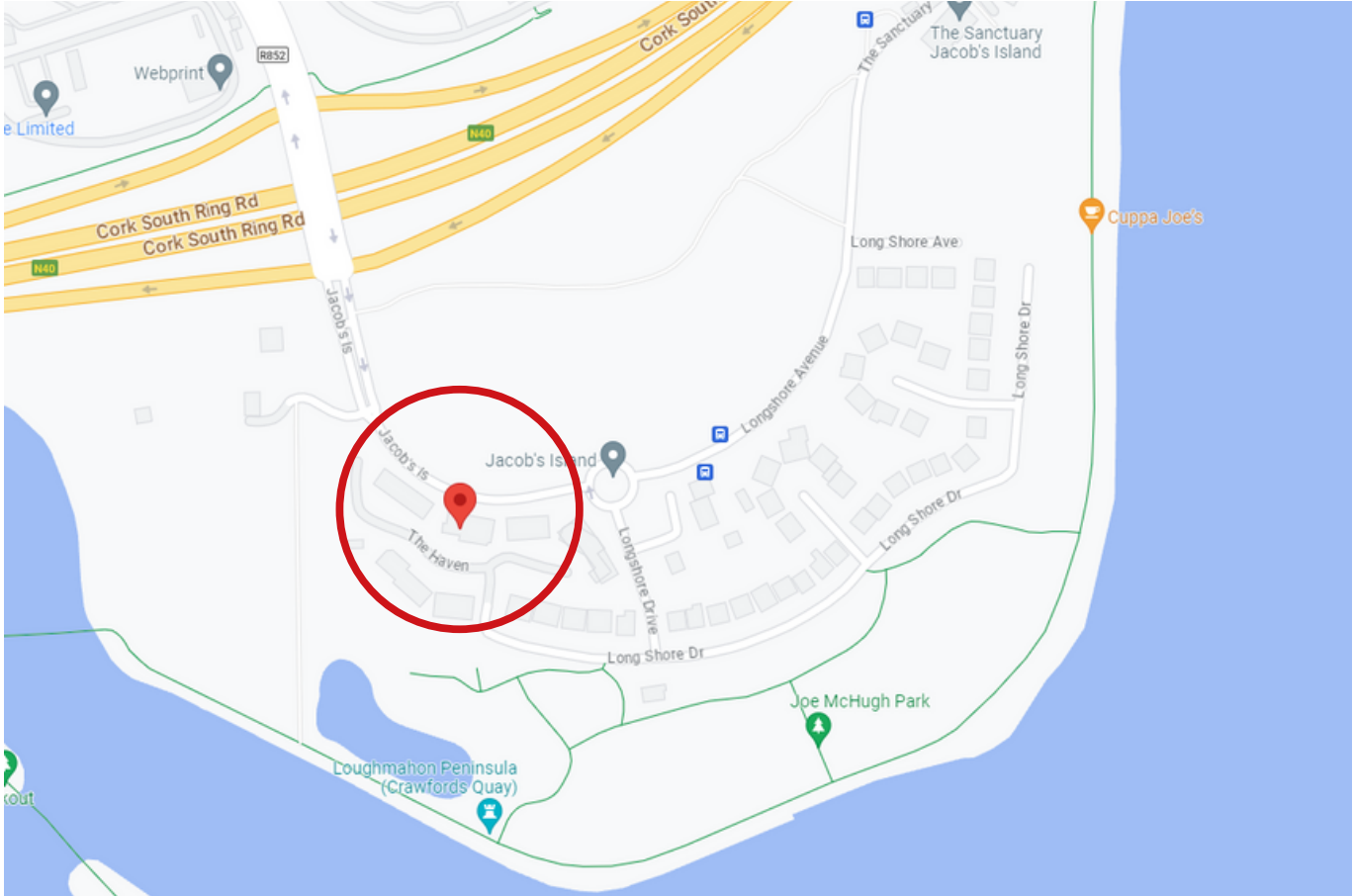


TOTAL FLOOR AREA : 75.0 sq.m. approx.

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 as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 DT21 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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