



Downey McCarthy

THE PEOPLE YOU CAN TRUST

615 The Kingfisher, The Sanctuary, Jacobs Island, Blackrock, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly presented, second floor two bedroom apartment situated in the much acclaimed and private, gated development of Jacob's Island, Cork. The property offers a spacious open plan living accommodation and a convenient location just a 5 minute walk to Mahon Point Shopping Centre and 15 minutes drive from Cork city centre.



AMV: €300,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 72 Sq. M. / 775 Sq. Ft.
- Built in 2007
- BER B3
- Gas fired central heating
- PVC double glazed windows
- New carpet flooring and freshly painted throughout
- Immaculate condition
- Two double bedrooms
- Open plan and modern accommodation
- Side balcony with estuary views
- Allocated parking space
- Rental potential of €1,612 p/m
- 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

3.95m x 1.35m (12'9" x 4'4")

The welcoming reception hallway has carpet flooring, recessed spot lighting, a walk-in storage areas, two power points and one smoke alarm. There is also a walk-in utility area which has plumbing for a washing machine, wall-mounted storage and shelving, one centre light piece and one extractor fan.



| OPEN PLAN KITCHEN/DINING/ LIVING

6.75m x 5.05m (22'1" x 16'5")

A superb open plan room has two large windows to the front of the property, which floods the area with natural light, and a door with glass panelling allows access to a side balcony with estuary views. The modern kitchen has fitted units at eye and floor level in an L-shape with an extensive worktop counter and tile splashback, vinyl flooring, recessed spot lighting, nine power points, a stainless steel sink, integrated oven/hob/extractor fan, dishwasher and space for a free standing fridge freezer. An open arch allows access to the dining/living space.

The entire open plan area has recessed spot lighting and carpet flooring throughout. There are two large radiators, six power points and one television point.



| BEDROOM 1

4.5m x 3m (14'7" x 9'8")

A spacious double bedroom has one window to the front of the property, carpet flooring, built-in units from floor to ceiling, six power points, one television point, one telephone point and a door allowing access to an ensuite.



| ENSUITE

1.8m x 1.9m (5'9" x 6'2")

The ensuite bathroom features a three piece suite including a corner shower area, floor and wall tiling, one centre light piece, one wall-mounted light piece, one extractor fan and a heated towel rail.



| BEDROOM 2

3.35m x 2.85m (10'9" x 9'3")

A spacious double bedroom has one window to the front of the property, carpet flooring, built-in units to both sides of the room and four power points.



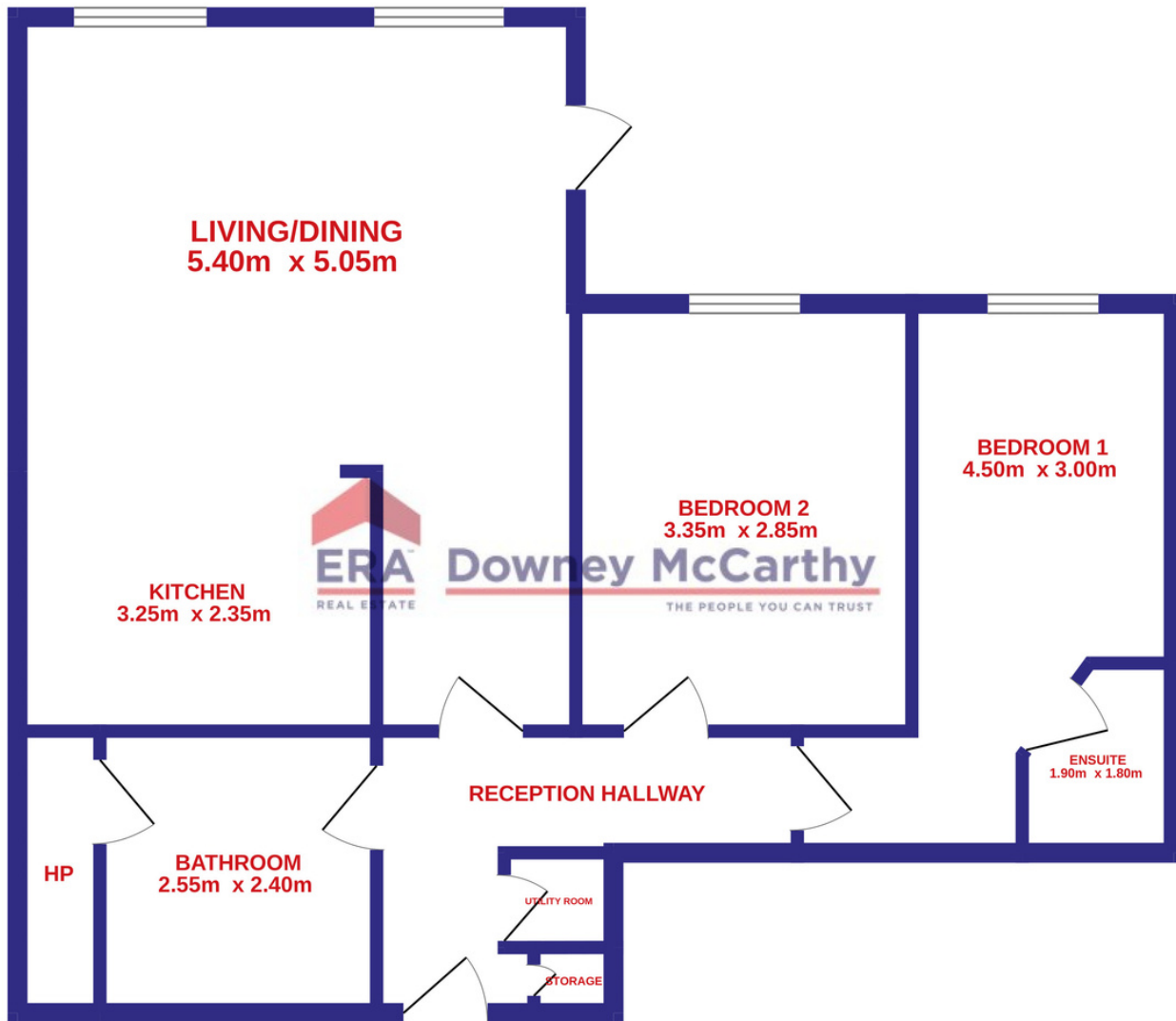
| BATHROOM

2.55m x 2.4m (8'3" x 7'8")

The main bathroom features a four piece suite including a mains operated shower fitted over the bath, impressive floor and wall tiling, one centre light piece, one wall-mounted light piece, one extractor fan, and a heated towel rail. A door from the bathroom allows access to additional storage space which is shelved and houses the hot water tank.



| FLOOR PLAN

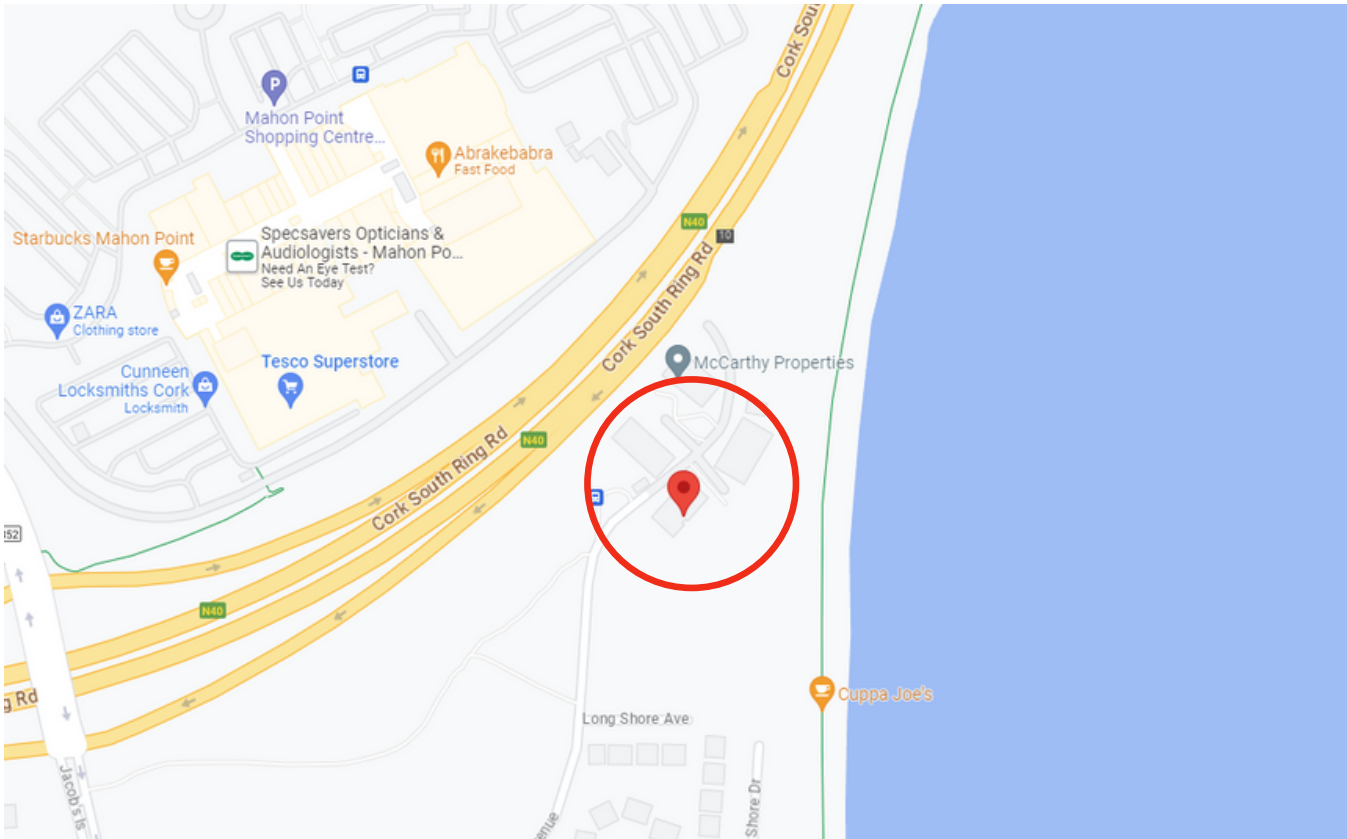


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 A970 for directions.



| ALL ENQUIRIES TO:

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