

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



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this spectacularly presented two bedroom, owner occupied, ground floor apartment within the much acclaimed development of Jacob's Island. Offering a magnificent open plan kitchen/dining/living area, a spectacular extra large wrap around balcony, and top quality finishes throughout this truly is a special property with viewing highly advised.



**AMV: €325,000**

**BER B3**

**60 South Mall, Cork.**

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PSRA No. 002584

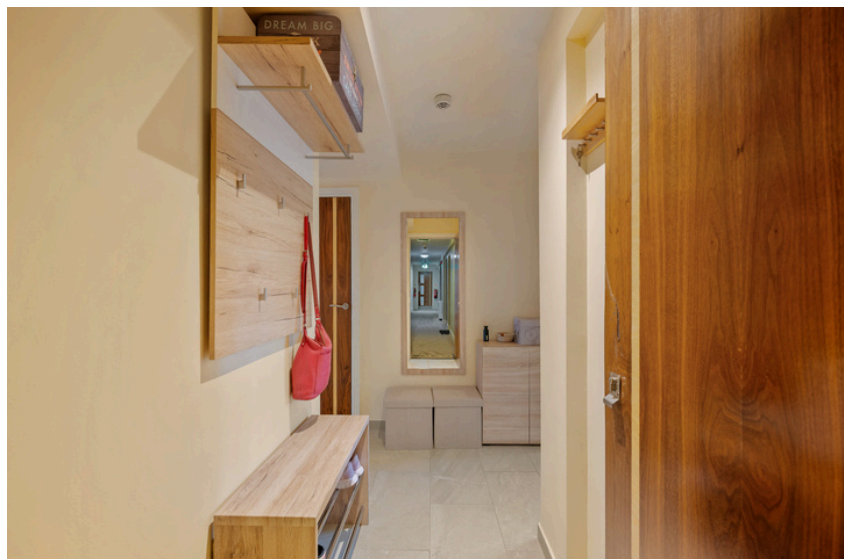
## | FEATURES

- No Rent Cap/Rental potential of €2,500 per month
- Owner occupied with superb internal finishes
- South facing aspect & a stunning extra large wrap around balcony
- New modern fitted kitchen/High end flooring and tiling
- Approx. 72 Sq. M. / 775 Sq. Ft.
- Built in 2007
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Situated within a secure gated complex Block Managed by ERA Downey McCarthy
- Secure underground parking
- Convenient location within a 10 minute walk to Mahon Point Shopping Centre
- Ideal first time buy/investment opportunity
- Management fees €2,100 p/a (reduced to €1,800 p/a if Early Payment Discount implemented)
- Access to the Blackrock/Passage West Greenway along the picturesque estuary
- 215/215A bus stop at the entrance to the complex
- Immediate access to the N40 road network West/East bond & the M8 Motorway

## | RECEPTION HALLWAY

2.9m x 4.25m (9'5" x 13'9")

A superb reception hallway features attractive tile flooring, and recessed spot lighting. The area offers access to a hot press which is shelved for storage, and two power points.





## | OPEN PLAN

### KITCHEN/LIVING/DINING AREA

4.4m x 6.8m (14'4" x 22'3")

This superb open plan kitchen/dining/living area features high quality engineered oak timber flooring within the living space with recessed spot lighting. This superb dual aspect room is flooded with natural light and features an attractive colour palette, extensive dining space, and living accommodation. A door to the rear of the room allows access to a superb south facing wrap around balcony. The room has two large radiators, six power points, one television point, one telephone point, and an open arch allowing access to the kitchen.

The newly installed kitchen is finished with attractive duck egg blue coloured units at eye and floor level in an L-shape with extensive worktop counters and a tile splashback. There is one window to the side of the property, tile flooring, recessed spot lighting, and attractive décor. The kitchen includes an integrated oven/hob/extractor fan, fridge freezer, microwave, dishwasher, stainless steel sink, and nine power points.

A door from the kitchen allows access to a storage/utility area.



## | STORAGE/UTILITY AREA

This area houses the washing machine and offers extensive storage space, and shelving.

## | **BEDROOM 1**

5.25m x 3m (17'2" x 9'8")

A spacious dual aspect double bedroom dual has one window to the front of the property, and one window to the side. The room has high quality engineered oak timber flooring, free standing units for storage, one centre light piece, one large radiator, six power points, one telephone point, one television point, and a door allowing access to an en suite.



## | **EN SUITE**

2.2m x 1.8m (7'2" x 5'9")

The spacious en suite bathroom features a three piece suite including a corner shower area with attractive floor and wall tiling. There is one window to the side of the property, one centre light piece, one extractor fan, a free standing 'tall boy' storage unit, and a wall-mounted mirror with integrated lighting.



## | **BEDROOM 2**

3.7m x 2.9m (12'1" x 9'5")

A large double bedroom has one window to the front of the property including a curtain rail and curtains. The room has high quality engineered oak timber flooring, attractive décor, one centre light piece, one large radiator, and four power points.





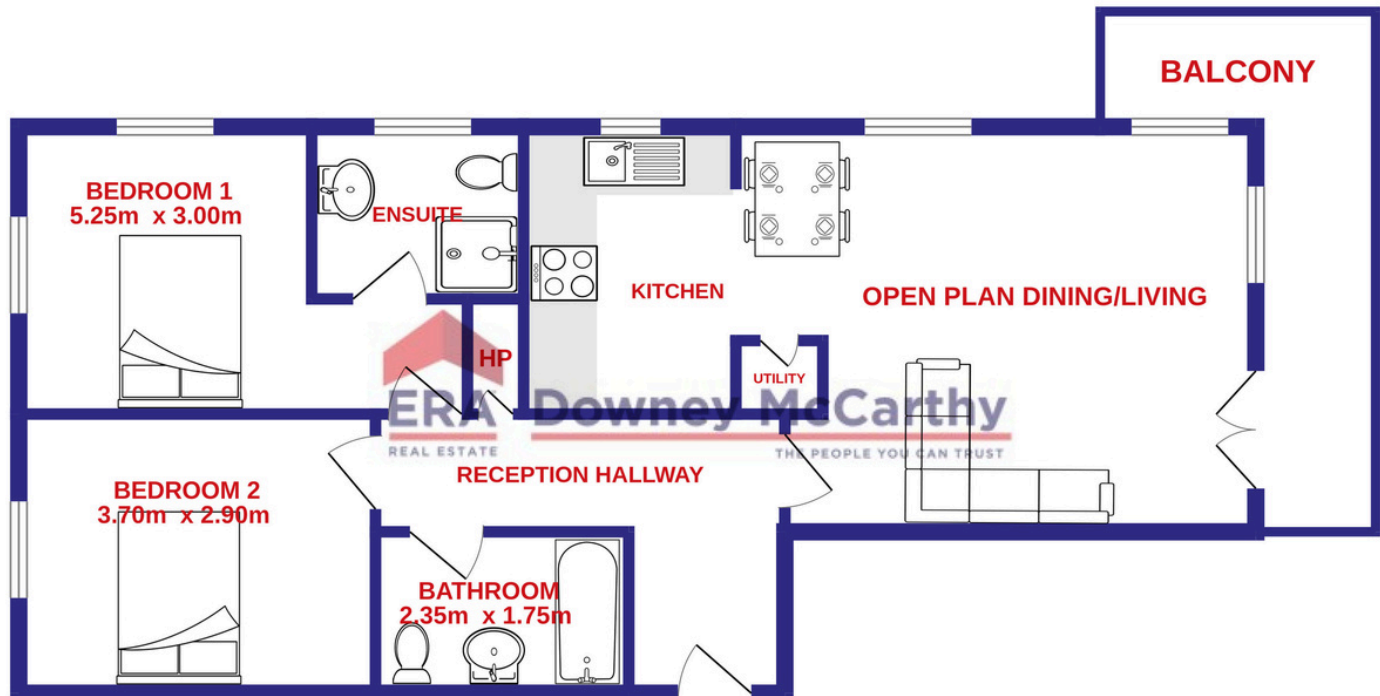
## | BATHROOM

1.75m x 2.35m (5'7" x 7'7")

The main bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has impressive floor and wall tiling, one centre light piece, wall-mounted cabinets with storage space, one extractor fan, two power points, and a heated towel rail.

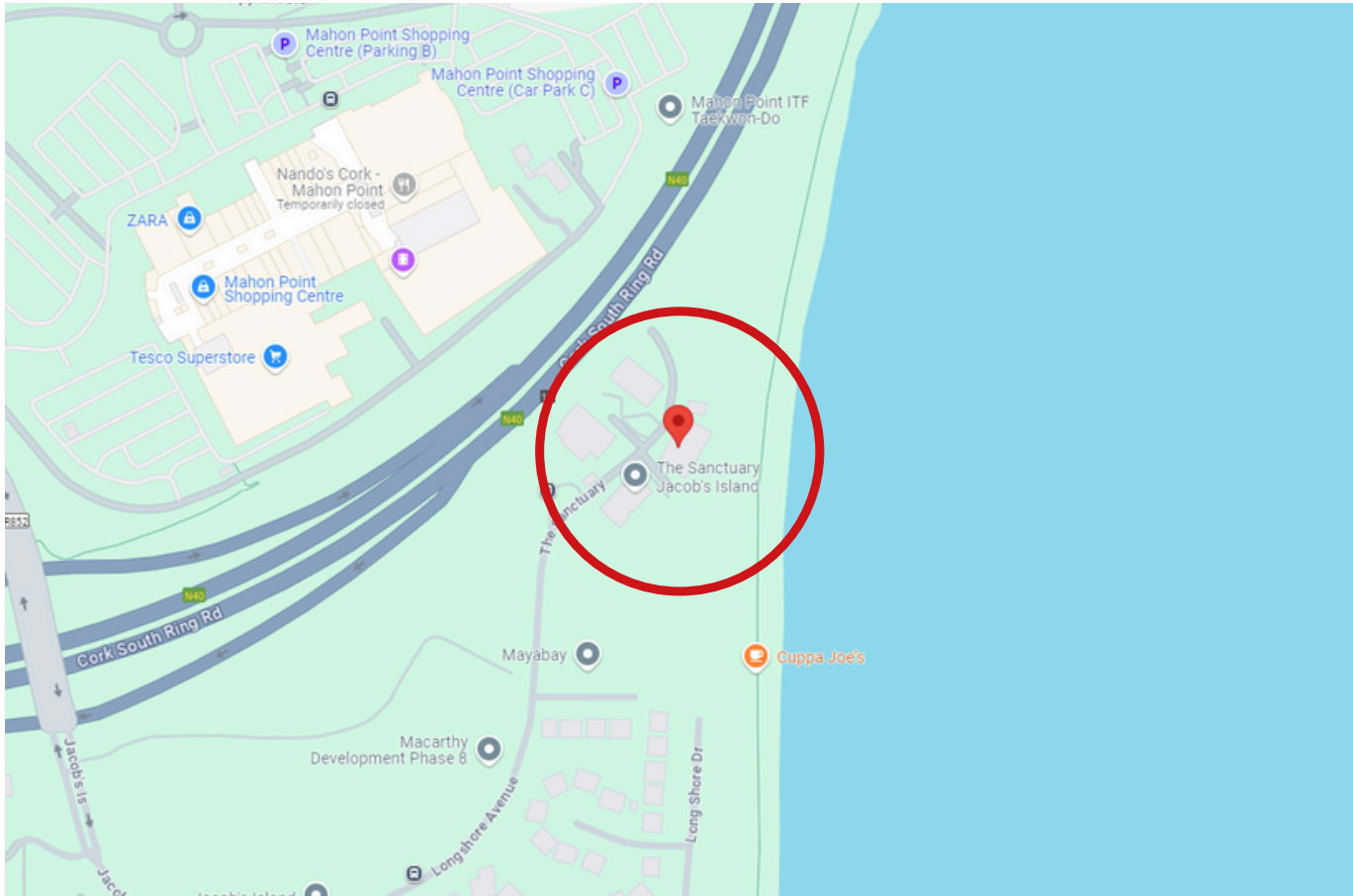


## | FLOOR PLAN



## | DIRECTIONS

Please see Eircode T12 V588 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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