

514 The Heron, The Sanctuary, Jacobs Island, Mahon, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this well-presented, two bedroom, first floor apartment situated in the much acclaimed and private, gated development of Jacob's Island, Cork. The property benefits from its convenient location just a 5 minute walk to Mahon Point Shopping Centre, 15 minutes from Cork city centre and with immediate access to the N40 road network and Jack Lynch Tunnel. There is also direct access to the Marina Loop Greenway allowing access to Blackrock, Cork City & Passage West.



AMV: €325,000

BER B2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 72 Sq. M. / 775 Sq. Ft.
- Built in 2007
- BER B2 - qualifying the property for Green Mortgage Interest Rates
- Double glazed windows
- Gas fired central heating
- Attractive décor throughout
- Modern fitted kitchen
- Balcony area
- Allocated parking space
- Situated within a secure and well maintained development block managed by ERA Downey McCarthy
- Convenient location within a 5 minute walk to Mahon Point Shopping Centre & positioned on the 215/215A bus route
- Direct access to the Marina Loop Greenway allowing access to Blackrock, Cork City & Passage West
- Management fees €2,000 p/a (reduced to €1,700 p/a if Early Payment Discount implemented)
- Last rented at €1,850 per month (set Oct 2024).

| RECEPTION HALLWAY

3.88m x 3.86m (12'7" x 12'6")

The reception hallway has carpet flooring, recessed spot lighting, and power points. There is access to the boiler and access to a walk-in utility area which has plumbing for a washing machine and can be used for storage.



| OPEN PLAN KITCHEN/DINING/ LIVING

5.37m x 5.06m (17'6" x 16'6")

This open plan room is dual aspect with two large windows to the front of the property, and a door with glass panelling allowing access to a side balcony.

The kitchen has modern fitted units at eye and floor level in an L-shape with worktop counter, laminate flooring, recessed spot lighting, neutral décor, power points, a stainless steel sink, integrated oven/hob/extractor fan, integrated dishwasher, and power points.

The living/dining area has recessed spot lighting, attractive neutral décor, carpet flooring, two large radiators, and power points.



| BEDROOM 1

4.48m x 2.96m (14'6" x 9'7")

This spacious double bedroom has one window to the front of the property, built-in wardrobes, carpet flooring, neutral décor, power points, one centre light piece, one radiator, and a door allowing access to an en suite.



| EN SUITE

1.88m x 1.76m (6'1" x 5'7")

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



| BEDROOM 2

3.35m x 2.86m (10'9" x 9'3")

Another spacious double bedroom has one window to the front of the property, built-in wardrobes, carpet flooring, neutral décor, one centre light piece, one radiator, and power points. The gas boiler is also housed within this room.



| BATHROOM

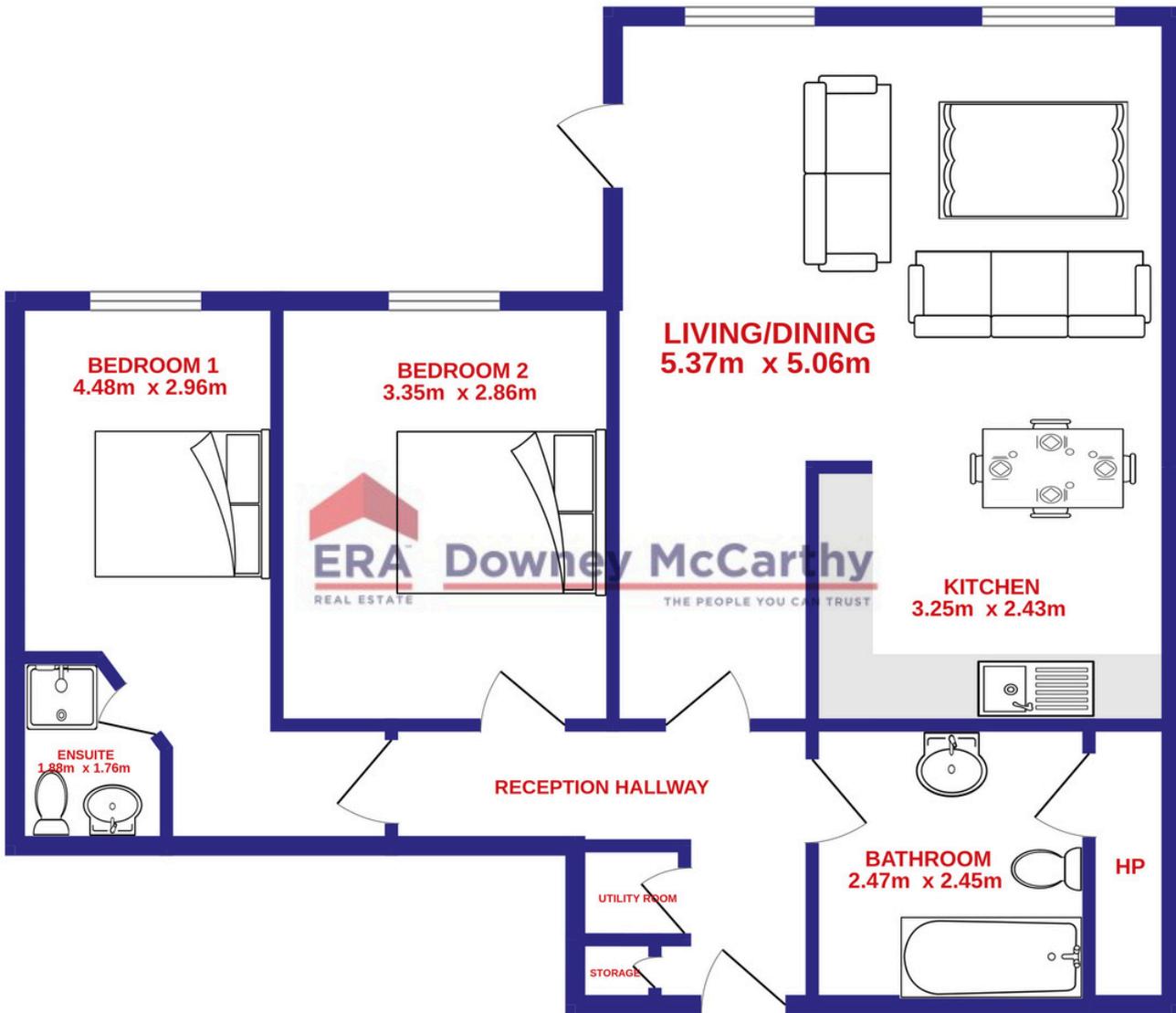
2.47m x 2.45m (8'1" x 8'0")

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



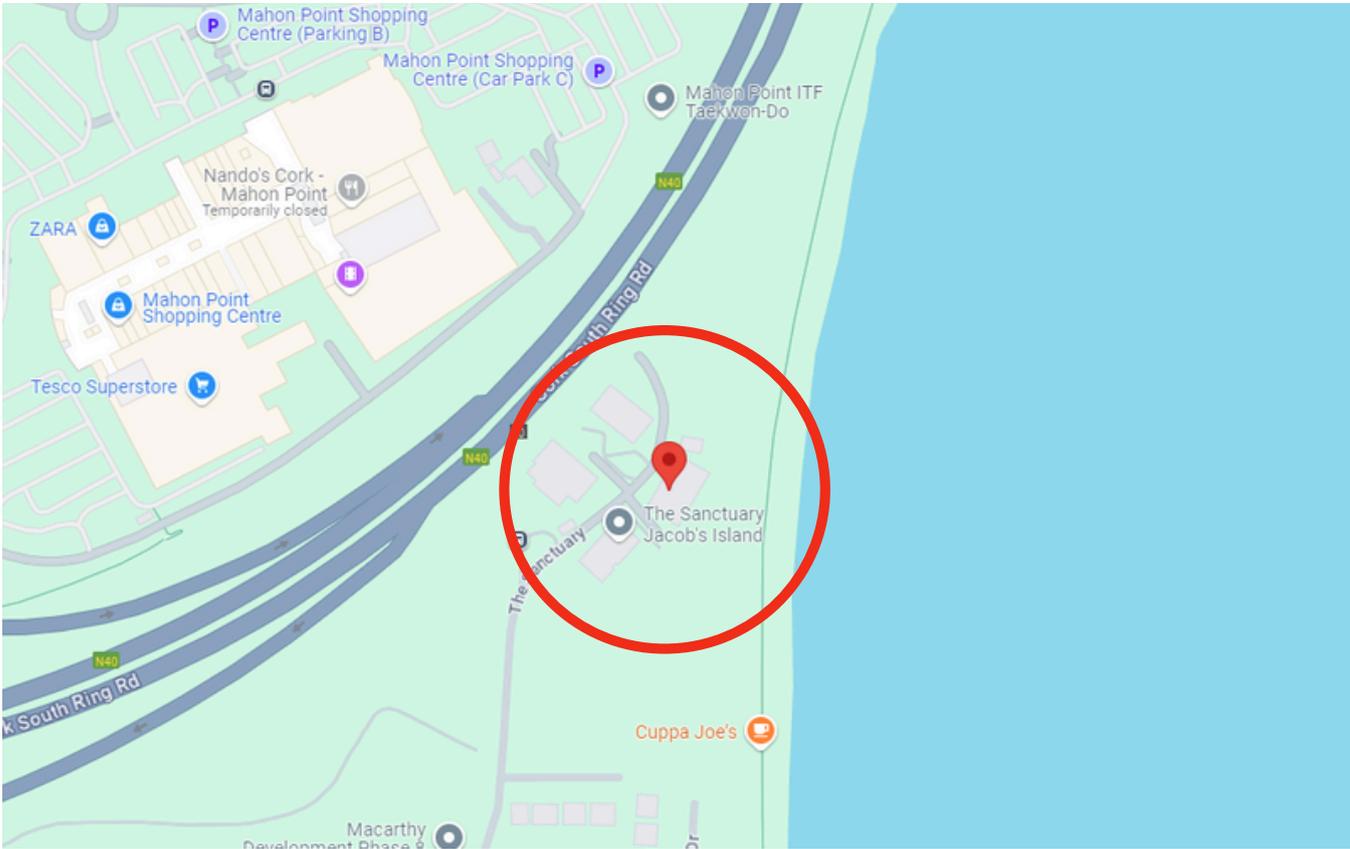
FLOOR PLAN

APARTMENT



| DIRECTIONS

Please see Eircode T12 D786 for directions.



| ALL ENQUIRIES TO:

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