

624 The Kingfisher, The Sanctuary, Jacobs Island, Mahon, Cork



ERA Downey McCarthy Auctioneers are proud to present to the market this superbly appointed, two bedroom, third floor apartment with gorgeous water views, and a high energy efficient B2 BER, situated in the much acclaimed and private, gated development of Jacob's Island, Cork. The property benefits from its bright, south facing aspect, and 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.



AMV: €325,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 75.3 Sq. M. / 811 Sq. Ft.
- Built in 2007
- BER B2
- Superb water views
- Open plan living accommodation
- Two double bedrooms
- Balcony area
- 1 x allocated parking space
- Rental potential of €1,400 p/m
- 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)

| RECEPTION HALLWAY

4.12m x 3.52m (13'5" x 11'5")

A solid wood door allows access into the reception hallway. The hallway has wooden flooring, recessed spot lighting, access to the boiler and hot press, and solid doors lead to all rooms.



| OPEN PLAN KITCHEN/DINING/ LIVING

7.33m x 3.7m (24'0" x 12'1")

This open plan room has sliding glass doors with large windows to either side which allow access to an enclosed balcony area, and which floods the area with extensive natural light, and offers fantastic panoramic views of Lough Mahon and Cork harbour.

The kitchen has solid fitted units at eye and floor level in with worktop counter, a stainless steel sink, integrated oven/hob/extractor fan, plumbing for a washing machine, space for a fridge freezer, and recessed spot lighting.

The living/dining area has recessed spot lighting, neutral décor, timber flooring, one large radiator, extensive dining space, and power points throughout.



| BEDROOM 1

5.34m x 2.86m (17'5" x 9'8")

This is a spacious double bedroom with one window to the rear of the property, with views across Lough Mahon. The room has timber flooring, neutral décor, one centre light fitting, built-in wardrobe for storage, and a door allowing access to the en suite bathroom.



| EN SUITE

1.82m x 1.43m (5'9" x 4'6")

The ensuite bathroom features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, tile flooring, centre light fitting, wall-mounted light fitting, and a heated towel rail.



| BEDROOM 2

3.75m x 2.71m (12'3" x 8'8")

Another double bedroom that has one window to the rear of the property, built-in wardrobe, timber flooring, neutral décor, one centre light fitting, and power points.



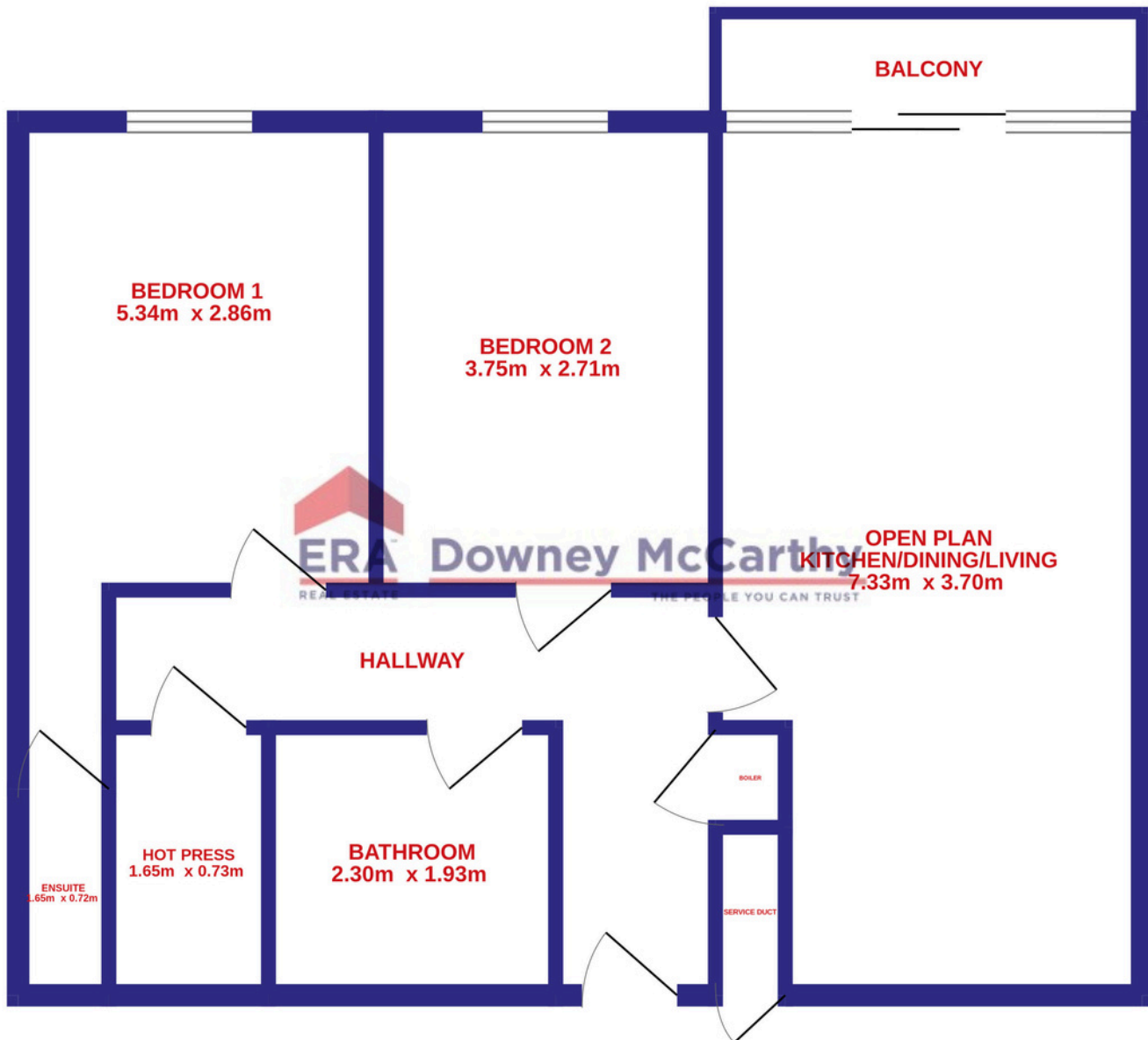
| MAIN BATHROOM

1.93m x 2.3m (6'3" x 7'5")

The main bathroom features a three piece suite including a shower off the mains, tile flooring, centre light fitting, wall-mounted light fitting, and a heated towel rail.

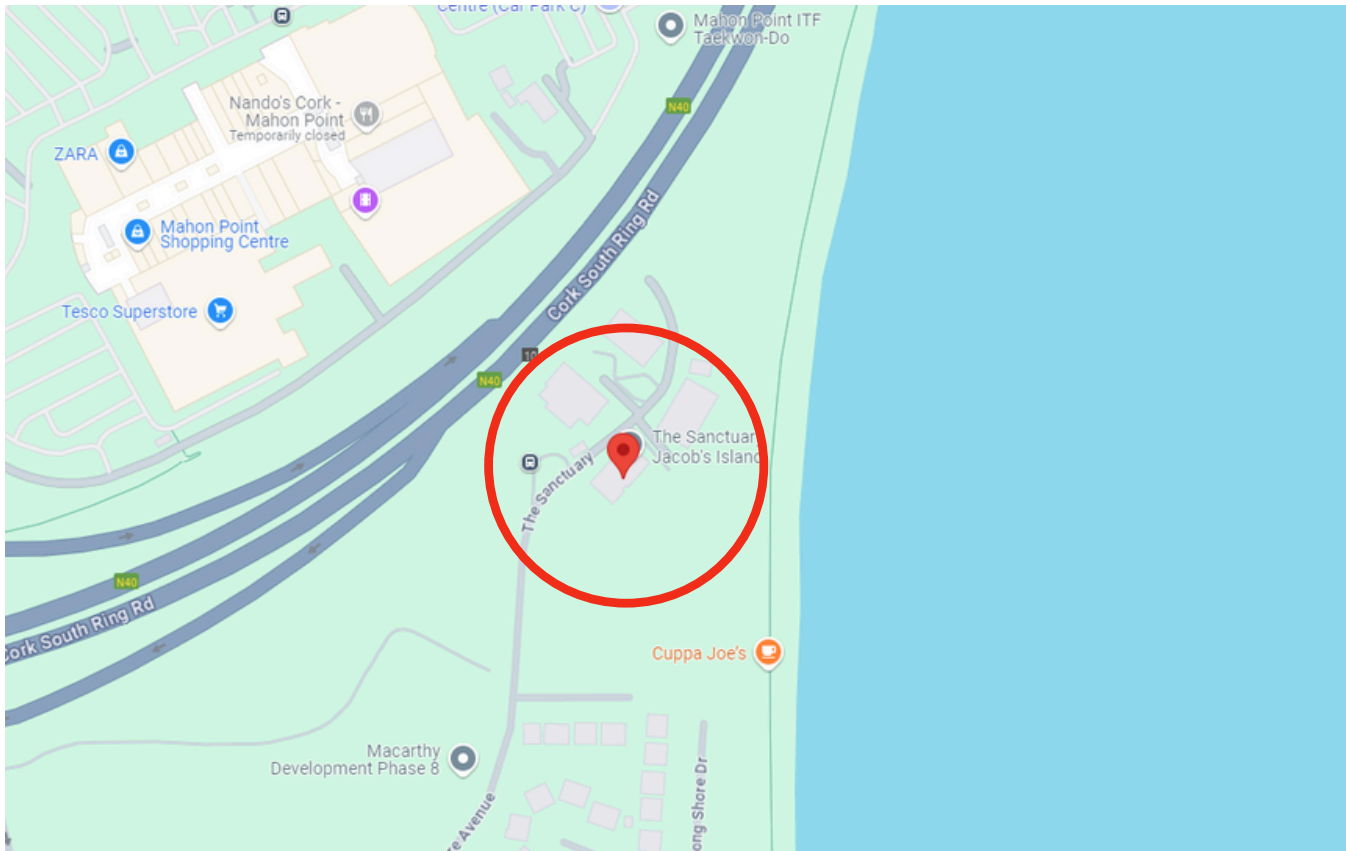


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T12 VF20 for directions.



| ALL ENQUIRIES TO:



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