

11 The Courtyard, Jacob's Island, Blackrock, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this well-presented, two bedroom terraced property in the much acclaimed development of The Courtyard in Jacob's Island, Cork. An ideal first time buy or investment opportunity, this property offers spacious accommodation and a superb location adjacent to Mahon Point Shopping and Commercial Centres, as well as being with easy access of the N40 road network and the Jack Lynch Tunnel.

Accommodation consists of reception hallway, kitchen/dining area, and living room on the ground floor. Upstairs the property offers two spacious double bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €325,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 75 Sq. M. / 807 Sq. Ft.
- Built in 2002
- BER C1
- Rent capped at €1,350
- Two spacious double bedrooms
- Attractive neutral décor throughout
- South facing rear garden
- Much sought after residential location
- Allocated parking space
- Adjacent to Mahon Point Shopping and Commercial Centres
- Easy access to the N40 road network and Jack Lynch Tunnel
- Ideal first time buy/investment opportunity

| RECEPTION HALLWAY

3.66m x 1.77m (12'0" x 5'8")

A timber door with frosted glass panelling allows access to the main reception hallway. The reception hallway has tile flooring, one radiator, neutral décor, recessed spot lighting, and under stair storage.



| KITCHEN/DINING

4.65m x 2.72m (15'2" x 8'9")

The kitchen/dining area has one window to the front of the property, tile flooring, recessed spot lighting, one radiator, ample power points, and neutral décor throughout. The kitchen features solid fitted units at eye and floor level in an L-shape with worktop counter, tile splashback, a stainless steel sink, integrated oven/hob/extractor fan, washing machine, dishwasher, and fridge freezer. The boiler is also housed within this room.



| LIVING ROOM

5.04m x 4.08m (16'5" x 13'3")

A spacious main living room sliding glass doors to the rear, allowing access to the south facing garden. The room has timber flooring, a feature open fireplace, recessed spot lighting, neutral décor, one large radiator, and ten power points.



| STAIRS AND LANDING

3.16m x 1.86m (10'3" x 6'1")

The stairs and landing are fitted with new carpet flooring throughout. At the top of the landing there is recessed spot lighting, access hatch to the attic, and a hot press area which is shelved for storage.



| BEDROOM 1

3.07m x 4.06m (10'0" x 13'3")

This large double bedroom one window to the rear of the property, new carpet flooring, neutral décor, wardrobe units for storage, one centre light piece, one radiator, power points, and a door allowing access to the en suite bathroom.



| EN SUITE

The en suite bathroom features a three piece suite including a corner shower, integrated storage, a skylight, tile flooring, one centre light piece, and one radiator.



| BEDROOM 2

2.73m x 4.05m (8'9" x 13'2")

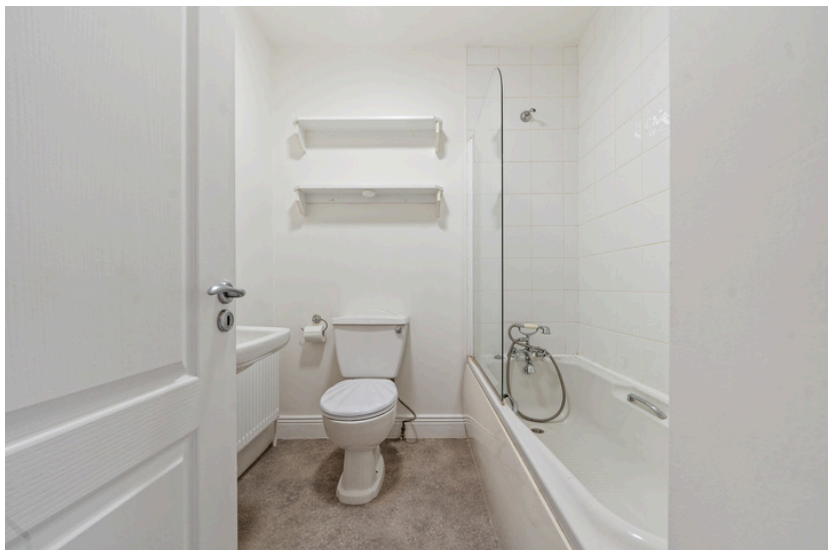
Another spacious double bedroom has two window to the front of the property, new carpet flooring, neutral décor, wardrobe units for storage, one centre light piece, one large radiator, and six power points.



| BATHROOM

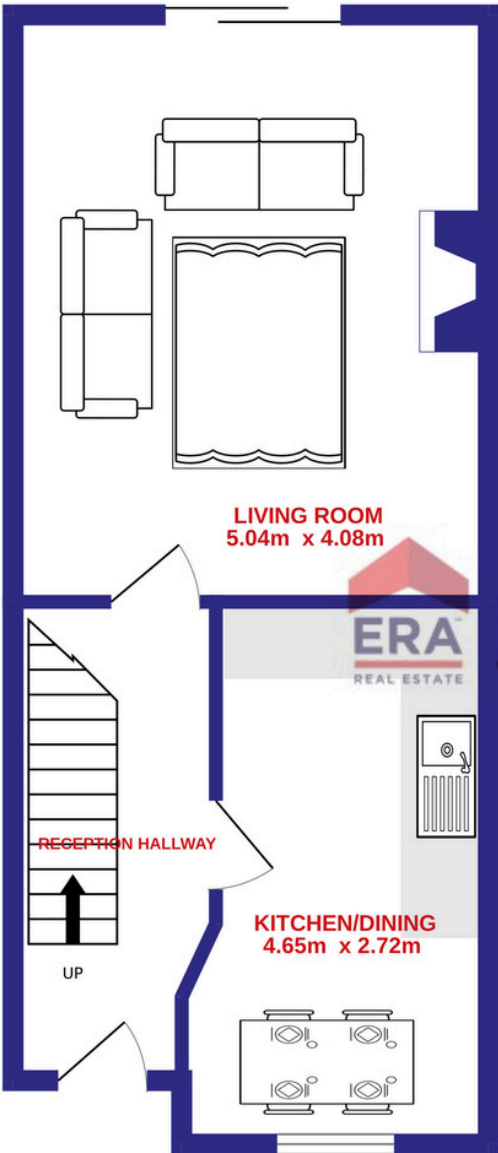
1.91m x 2.08m (6'2" x 6'8")

The main bathroom features a four piece suite including a shower fitted over the bath. The area has vinly flooring, a skylight, neutral décor, one centre light piece, one extractor fan, and one radiator.

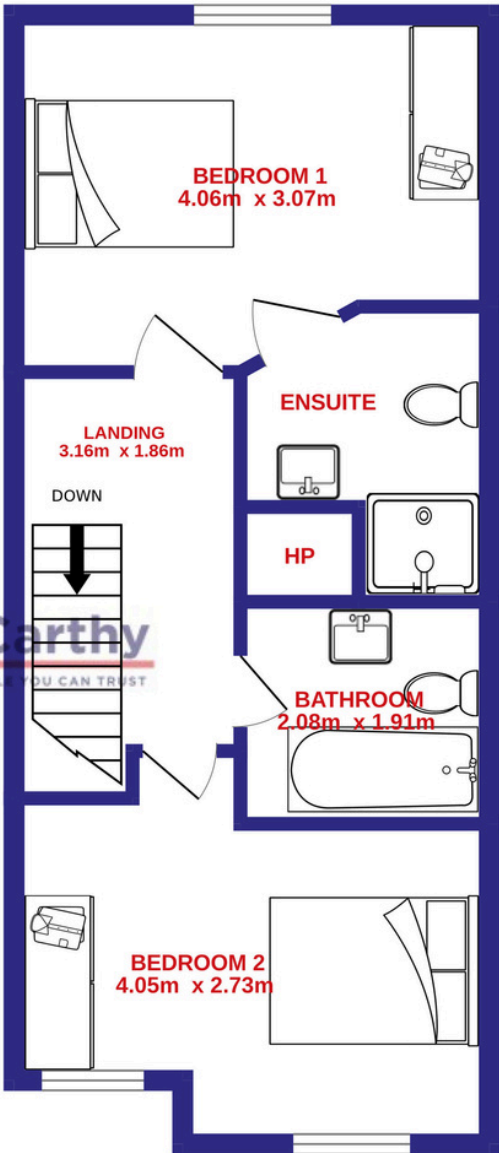


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR



The rear of the property offers a south facing garden which is laid to lawn. There is a small patio area and a storage unit located here.

| DIRECTIONS

Please see Eircode T12 RY7A for directions.



| ALL ENQUIRIES TO:

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