

129 The Falcon, The Sanctuary, Mahon, Cork **BER B1**



ERA Downey McCarthy are very pleased to present this most attractive fourth floor apartment, presented in turn key condition throughout, with a host of tasteful extras. The apartment blocks in The Sanctuary, Jacobs Island are really well appointed and finished to a very high standard.



AMV: €225,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 3.46m x 3.22m
- Open Plan Kitchen/Dining/Living Area 9.5m x 4.14m

Features in the hallway include two storage presses, solid wooden floor and solid doors lead into all rooms. The gas boiler is also housed here and the ceiling has recess spot lighting and a smoke detector.

The kitchen area has tile flooring, fully fitted kitchen units at eye and floor level and integrated oven, hob and extractor fan. Other features include a stainless steel sink, dishwasher and under the counter washing machine. There is free standing fridge freezer and one radiator.



The living area has two windows overlooking the front of the building and the South Ring Road. Glass door leads out to a balcony which has a view over to Mahon Point. The living space is most spacious and is finished with solid wood flooring and recess lighting.



- Bedroom 1 5.17m x 3.21m

The main bedroom of the property is a fine spacious room with built-in wardrobes. One window overlooks the front of the building and the room has an En Suite bathroom. Features include one radiator, centre light fitting and carpet flooring.



- En Suite
- Bedroom 2 3.85m x 2.7m

The en suite has a power shower off the mains, tiled shower cubicle, heated towel rail, wash hand basin, fully tiled floor and W.C.

A spacious double bedroom with a built-in wardrobe. Features include one window overlooking the front of the property, plenty of

space for a double bed, radiator, centre light piece and carpet flooring.



- Main Bathroom 1.92m x 2.19m

The bathroom has a fully tiled floor, fully tiled wall around the bath, power shower off the mains, storage/hot press, one bath, one W.C, wash hand basin, heated towel rail, shaver light, globe light fitting and extractor fan.

Features

- 72.36 Sq. M / 779 Sq. Ft. Approx.
- BER B1
- Year Built 2005
- Top quality fittings and fixtures throughout
- Modern fitted kitchen
- All appliances included
- Recess Lighting throughout
- Rental return of approx €1,400 pm at present
- Management fees €1,700 pa including early payment discount

Directions

Please see Eircode T12 TD90 for directions.



Michael Downey
60 South Mall, Cork
087 7777 117
michael@eracork.ie

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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