

521 The Heron, The Sanctuary, Jacobs Island, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented, two bedroom, second floor apartment situated in the much acclaimed development of Jacob's Island, Cork. Presented in turnkey condition throughout, the property offers spacious open plan living accommodation, two large double bedrooms all combined with its positioning within this convenient location just a 5 minute walk to Mahon Point Shopping Centre and 15 minutes drive from Cork city centre.



AMV: €285,000

BER B3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 76.41 Sq. M. / 822 Sq. Ft.
- Built in 2007
- BER B3
- Gas fired central heating
- Double glazed windows
- Two bedrooms
- Rental potential of €1,273 p/m set
- Situated within a secure and well maintained development
- Convenient location a 5 minute walk to Mahon Point Shopping Centre
- Ideal first time buy/investment opportunity
- Management fees €1,700 p/a (reduced to €1,400 p/a if Early Payment Discount implemented)
- Block managed by ERA Downey McCarthy
- Access to walkways along the estuary

| RECEPTION HALLWAY

3.91m x 3.82m (12'8" x 12'5")

The reception hallway features carpet flooring, recessed spot lighting, two power points and access to two storage areas.

| OPEN PLAN

KITCHEN/LIVING/DINING

5.34m x 5m (17'5" x 16'4")

This fantastic light filled open plan room features semi-solid timber flooring throughout and attractive decor. There are two windows to the front of the property and an aluminium door with glass panelling allows access to a west facing balcony area. There is extensive living space with recessed spot lighting, two large radiators, six power points and two television points.



The kitchen features modern units at eye and floor level in an L-shape with extensive worktop counter and a glass splashback located behind the oven. The kitchen includes an integrated oven, hob, extractor fan, stainless steel sink, dishwasher and space for a fridge freezer. There are nine power points within the kitchen and ample dining space.



| **BEDROOM 1**

4.5m x 3m (14'7" x 9'8")

A spacious double bedroom has one window to the front of the property including a curtain rail and curtains. The room has carpet flooring, built-in storage units, one radiator, one centre light piece and six power points.



| **ENSUITE**

1.71m x 1.9m (5'6" x 6'2")

The ensuite bathroom features a three piece suite including a mains operated shower, impressive floor and wall tiling, one centre light piece, a wall-mounted light piece, one extractor fan and a heated towel rail.

| **BEDROOM 2**

3.33m x 2.86m (10'9" x 9'3")

A spacious double bedroom has one window to the front of the property including a curtain rail and curtains. The room has carpet flooring, built-in storage units, one radiator, one centre light piece and four power points.

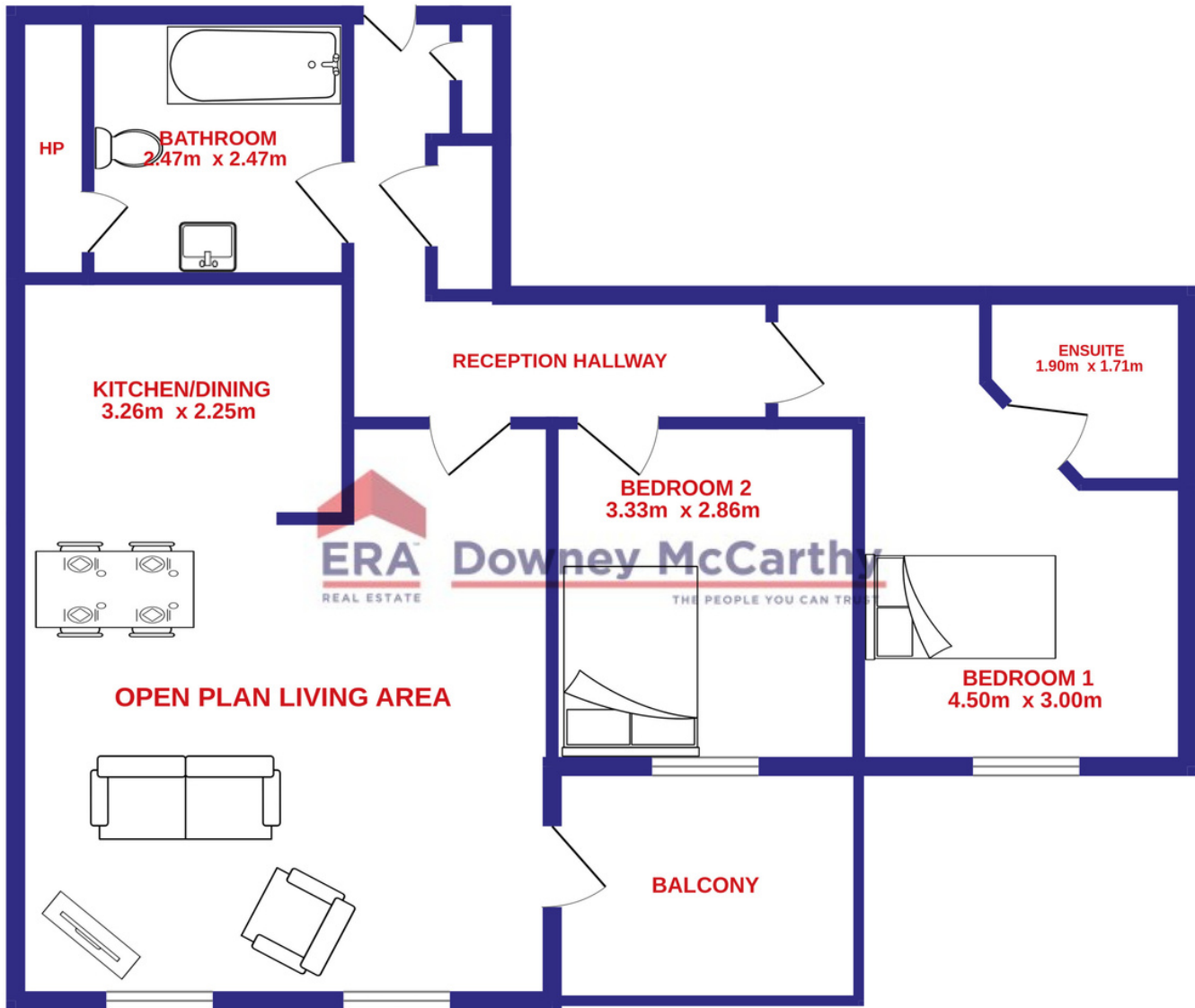


| **BATHROOM**

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

The main bathroom features a four piece suite with a mains operated shower fitted over the bath. The room has impressive floor and wall tiling, one centre light piece, one wall-mounted light piece, one extractor fan, a heated towel rail and a door allowing access to a shelved storage area.

| FLOOR PLAN

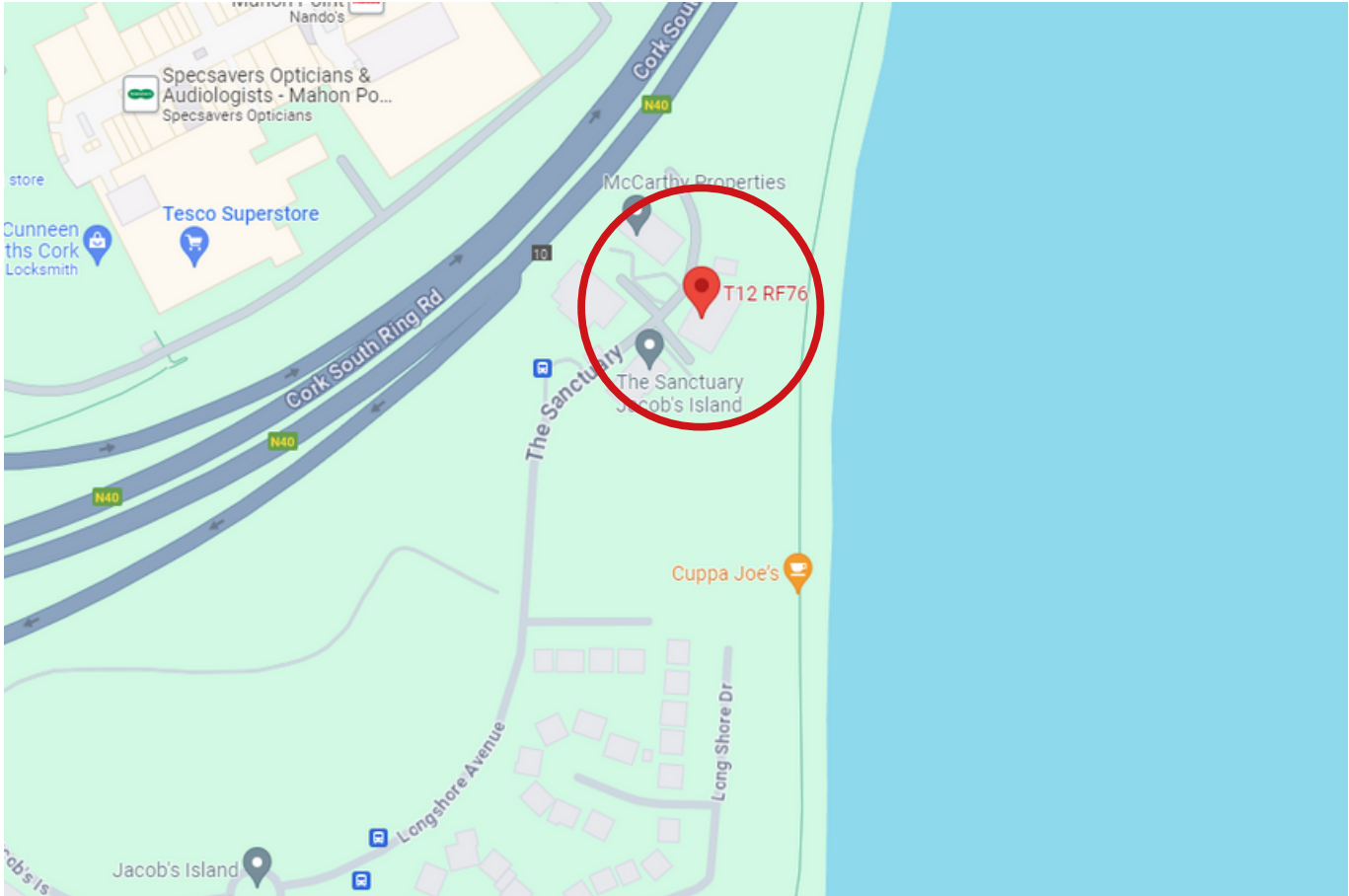


TOTAL FLOOR AREA : 76.4 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 RF76 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV

087 7522244

garry@eracork.ie



Downey McCarthy

THE PEOPLE YOU CAN TRUST

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