

239 The Kestrel, The Sanctuary, Jacobs Island, Blackrock, Cork



ERA Downey McCarthy are delighted to present this most stylish, bright and spacious penthouse apartment with designated parking space, super high curved ceilings and high glass exterior walls, allowing natural daylight to flood the apartment. No. 239 is presented in turn key condition throughout with a host of tasteful extras and panoramic harbour views. The picturesque Jacob's Island has as its boundaries Lough Mahon on its eastern side and the Douglas Estuary on its southern side.



AMV: €395,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 122 Sq. M. / 1,300 Sq. Ft.
- BER B3
- Built in 2005
- Natural gas fired central heating
- 3 balcony areas
- Two spacious bedrooms
- Panoramic harbour views
- Top quality fittings and fixtures throughout
- Modern fitted kitchen
- Magnificent laminate flooring throughout
- Management fees €2,000 p/a reduced to €1,700 if Early Payment Discount is implemented
- Block managed by ERA Downey McCarthy
- Easy access to beautiful shoreline walks
- Underground designated parking space
- South and West facing aspect

| RECEPTION HALLWAY

3.53m x 3.16m (11'5" x 10'3")

A solid door leads into the hallway. A light tube allows natural daylight into the hallway, solid doors lead into all rooms. Features include laminate wooden flooring, one radiator, recess lighting, alarm panels and a double power point. The hallway has two storage units, the first one houses the gas boiler and the second is a utility space for the washing machine and dryer.

| OPEN PLAN KITCHEN/ DINING/ LIVING

9.44m x 6.73m (30'9" x 22'0")

Spectacular room that has tall windows with a curved elevation at one side. The room has fantastic water views from the balcony and a view towards Mahon Point from the other side. High ceilings, recess lighting and a very well appointed fitted kitchen along with spacious dining and living areas.



Other features of the room include laminate wooden flooring, ample power points and a light tube over the kitchen area allows in natural daylight. In terms of appliances the room has an integrated oven and hob, dishwasher and space for a fridge freezer. A glass panel door leads out to the balcony.



| BALCONY

6.66m x 2.76m (21'8" x 9'0")

The balcony area has glass panel barriers which allow for fantastic views of the harbor. It is a paved patio area that has tremendous views over Rochestown and Cork Harbour.



| BEDROOM 1

5.31m x 3.16m (17'4" x 10'3")

A spacious main bedroom that has built-in wardrobes, an en suite bathroom and a balcony. A glass door leads out to the a super balcony that has great views out towards Mahon Point and back towards Rochestown. This balcony measures 3.48 x 1.98 m². The bedroom has laminate wooden flooring, one radiator and one centre light fitting.



| ENSUITE

The ensuite has a fully fitted shower unit with a power shower off the mains. Features include an extractor fan, globe light fitting, a light tube for natural daylight, wash hand basin, one W.C, tiled floor and a heated towel rail



| BEDROOM 2

3.88m x 3.01m (12'7" x 9'8")

A spacious double bedroom with built-in wardrobes. One window overlooks the front of the complex. Features include six power points, telephone point, computer point, one radiator, centre light fitting and laminate wooden flooring.



| BATHROOM

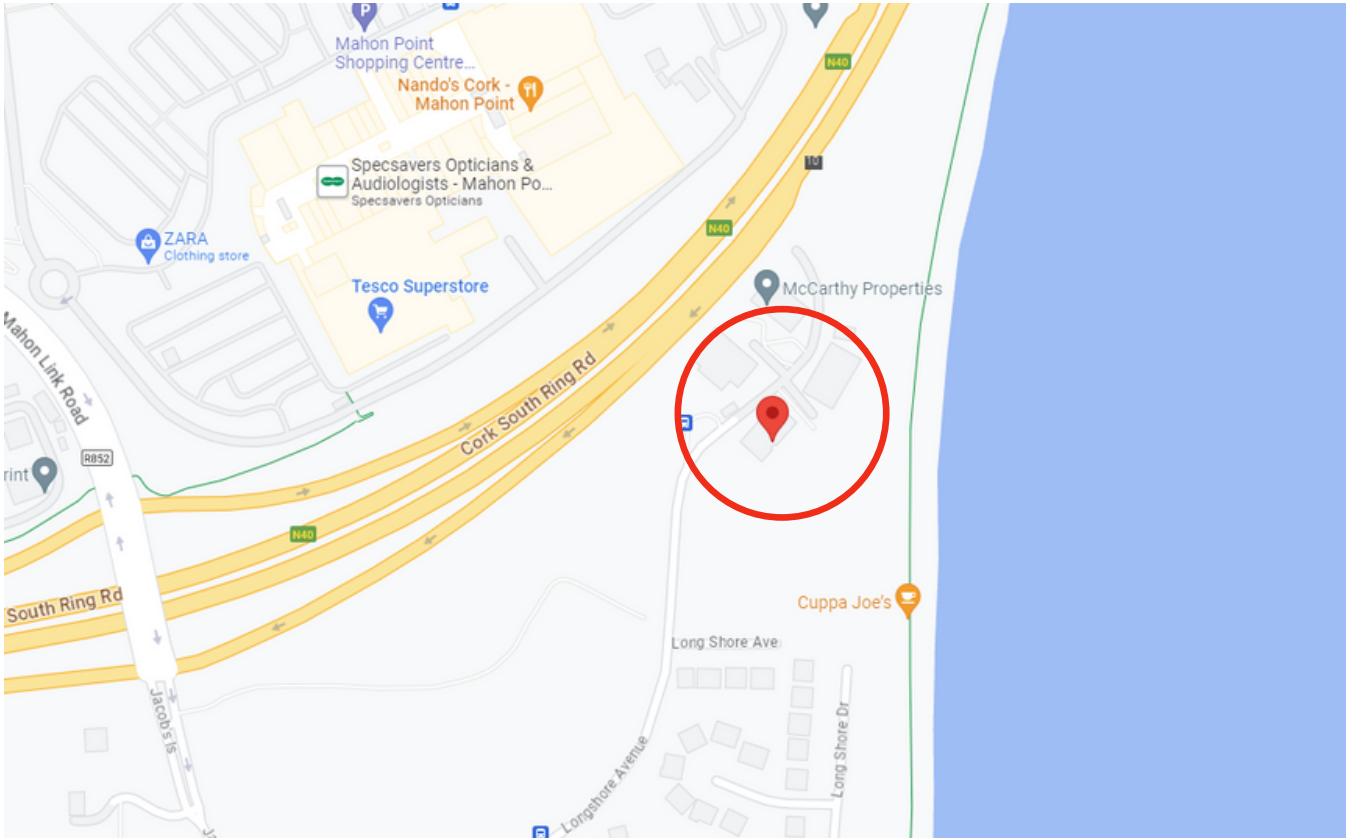
2.83m x 1.94m (9'2" x 6'3")

A spacious bathroom with a fitted bath and a shower over the bath. Features include tiled flooring, a heated towel rail, light tube, globe light fitting, extractor fan, shaver light, fitted mirror, one W.C and a storage press allows room for shelving.



| DIRECTIONS

Please see Eircode T12 EW96 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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