



Downey McCarthy

...the people you can trust

550 The Heron, The Sanctuary, Jacob's Island, Cork



ERA Downey McCarthy are delighted to present to the this market this stunning, two bedroom penthouse apartment situated in the popular residential development of The Sanctuary in Jacob's Island. Boasting floor to ceiling windows and offering superb, uninterrupted views across Cork Harbour, this property also benefits from its convenient location just a 5 minute walk to Mahon Point Shopping Centre and 15 minutes from Cork city centre. Viewing comes highly recommended.



AMV: €350,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 96 Sq. M. / 1,033 Sq. Ft. (not including outer balconies)
- Built in 2007
- BER C1
- Two spacious bedrooms
- Superb open plan living space with floor to ceiling windows
- Stunning, panoramic views of Lough Mahon and Cork Harbour
- Situated within a secure, gated development
- Convenient location a 5 minute walk to Mahon Point Shopping Centre
- Well maintained development
- City bus route stops at Jacobs Island
- Ideal first time buy/investment opportunity
- Management fees €1,700 p/a (Early Payment Discount of €300 so net fees only €1,400 p.a.)
- Block managed by ERA Downey McCarthy
- Access to lovely walkways alongside the estuary all the way to Blackrock Castle

| RECEPTION HALLWAY

4.84m x 4m (15'8" x 13'1")

A solid door allows access to the main reception hallway. The hallway has one skylight, recessed spot lighting, laminate flooring, one centre light piece, one radiator and a door allowing access to gas boiler.

| LAUNDRY ROOM

1.7m x 1m (5'5" x 3'2")

Accessed off the main reception hallway, the laundry room has laminate flooring, shelving for storage and plumbing for a washing machine.

| OPEN PLAN KITCHEN/ DINING/LIVING

7.88m x 6.78m (25'8" x 22'2")

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tiled splashback, a stainless steel sink, space for an oven, hob and extractor fan, space for a dishwasher and a door allows access out on to the balcony. This room has laminate timber flooring, three radiator, neutral décor, space for a dining table, one large centre light piece and recessed spot lighting. This area is awash with extensive natural light due to the floor to ceiling windows which give panoramic views over Cork Harbour.



| BEDROOM 1

4.99m x 6.35m (16'3" x 20'8")

This spacious double bedroom has laminate timber flooring, one window to the side of the property, one radiator, attractive décor and a solid door allowing access to the en suite. An additional door allows access out on to the balcony.



| EN SUITE

1.56m x 1.59m (5'1" x 5'2")

The en suite features a three piece suite including a built-in corner shower. There is one skylight, tiled flooring, one radiator, one wall-mounted light fitting and one centre light piece.

| BEDROOM 2

3.23m x 3.26m (10'5" x 10'6")

This double bedroom has one window overlooking the side of the property, one centre light piece, laminate timber flooring, one radiator and attractive neutral décor.

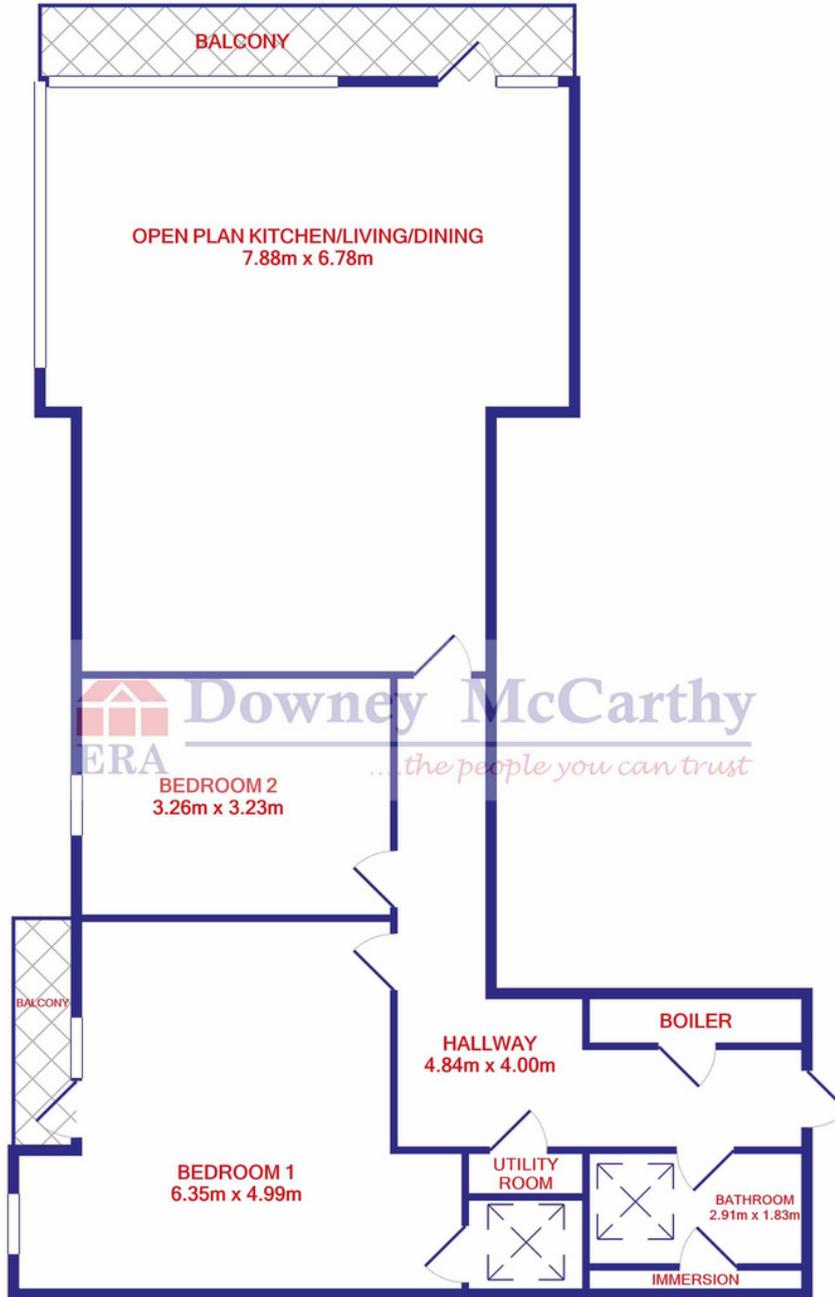


| BATHROOM

1.83m x 2.91m (6'0" x 9'5")

The main family bathroom features a three piece suite, one skylight, tiled flooring, one radiator, neutral décor and a door allowing access to the immersion.

| FLOOR PLAN



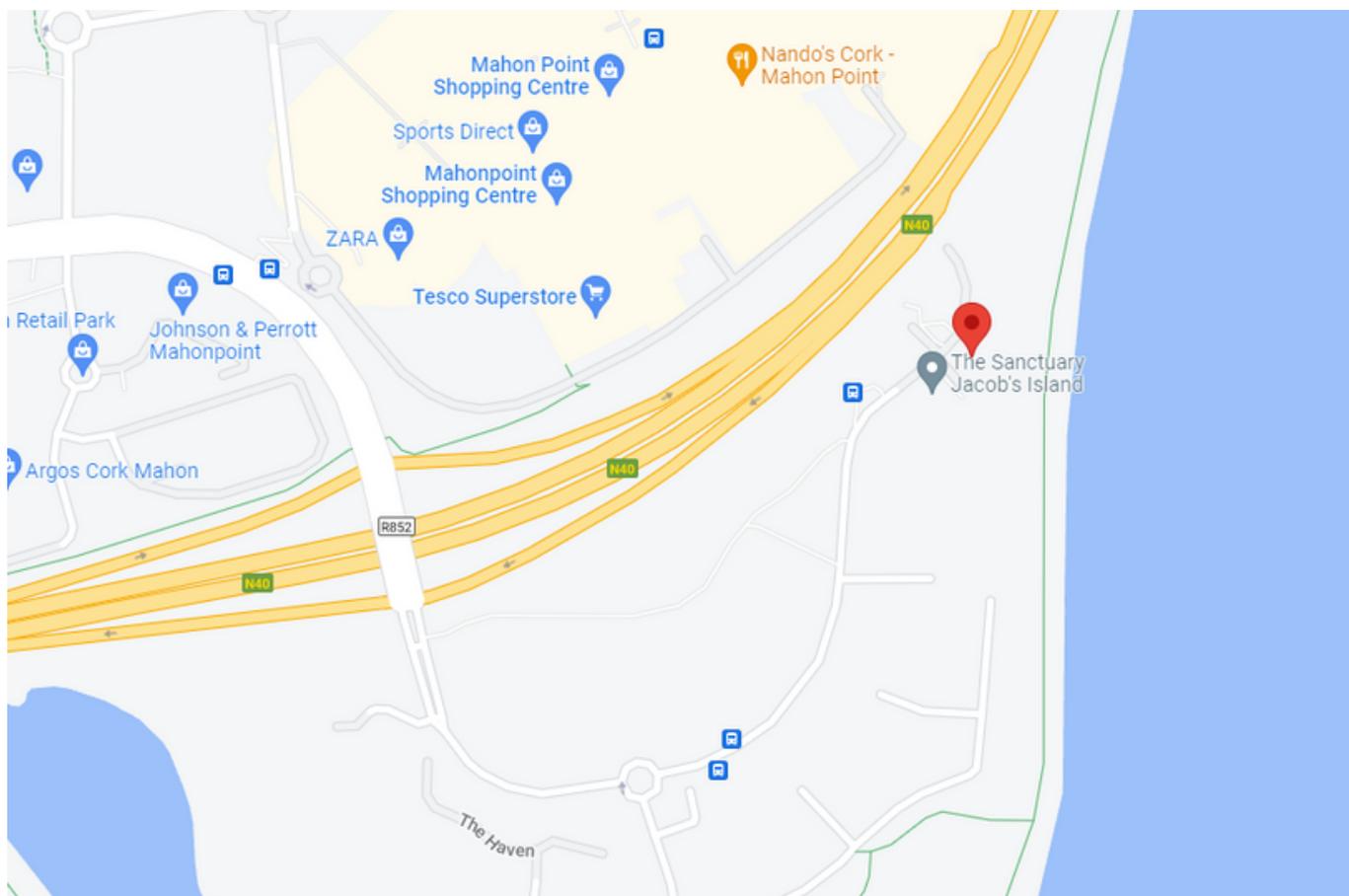
TOTAL APPROX. FLOOR AREA 123.3 SQ.M. (1327 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 XD23 for directions.



| ALL ENQUIRIES TO:

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