

640 The Kingfisher, The Sanctuary, Jacobs Island, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this spectacular fifth floor, two bedroom apartment offering uninterrupted views over Lough Mahon estuary and an Energy efficient B1 BER Rating. The property is situated in the much acclaimed and private gated development of Jacob's Island, Cork offering direct access to the N40 ring road network in turn allowing easy access to major employment hubs such as Ringaskiddy, Little Island and the Cork Airport Business Park.



AMV: €300,000

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Spectacular 5th floor apartment with uninterrupted water views
- South facing rear aspect
- Spacious balcony located off the living area
- Future rental potential of €2,000 per month
- Currently owner occupied
- Approx. 68.15 Sq. M. / 734 Sq. Ft.
- Built in 2007
- B1 BER Rating qualifying the property for a Green Mortgage
- Gas fired central heating – new boiler fitted 6 months ago not accounted for in the BER Rating
- Double glazed windows
- Two double bedrooms
- Open plan and modern accommodation
- 202/202a, 215/215a bus stops are located within the development
- Situated within a secure and well maintained development with 1 underground car parking space
- Convenient location a 5 minute walk to Mahon Point Shopping Centre
- Management fees €1,700 p/a (reduced to €1,400 p/a if Early Payment Discount implemented)
- Block managed by ERA Downey McCarthy
- Immediate access to the Blackrock to Passage West Greenway

| RECEPTION HALLWAY

3.5m x 4.1m (11'4" x 13'4")

The reception hallway features tile flooring, neutral décor, one centre light piece, a smoke alarm and access to two large walk-in storage spaces.

| OPEN PLAN KITCHEN/DINING/LIVING

7.2m x 3.7m (23'6" x 12'1")

This superb and spacious open plan kitchen/living/dining area is flooded with natural light. There is one window to the rear and double glass doors allowing access to a South facing balcony which offers beautiful water views.



The modern fitted kitchen features units at eye and floor level with extensive worktop counter and tile splashback, tile flooring and recessed spot lighting. The kitchen includes space for an oven/hob/extractor fan, space for a fridge freezer, a built-in washing machine and ample power points.



The living/dining area features high quality timber flooring, attractive neutral décor, recessed spot lighting and six power points. A new gas boiler is housed within this room.

| BEDROOM 1

5m x 2.8m (16'4" x 9'1")

A spacious double bedroom has one window to the rear of the property offering views over the waterfront. The room features high quality timber flooring, attractive neutral décor, one radiator, one centre light piece and a door allowing access to the ensuite bathroom.



| ENSUITE

1.9m x 1.5m (6'2" x 4'9")

The ensuite bathroom features a three piece suite including a shower cubicle incorporating a mains operated shower. The ensuite has tile flooring, neutral décor, one centre light piece, one wall-mounted light piece, one extractor fan and a heated towel rail.



BEDROOM 2

3.7m x 2.7m (12'1" x 8'8")

A spacious double bedroom features one window to the rear with views over the waterfront, features high quality timber flooring, one radiator, attractive neutral décor, one centre light piece and a built-in unit for storage.



BATHROOM

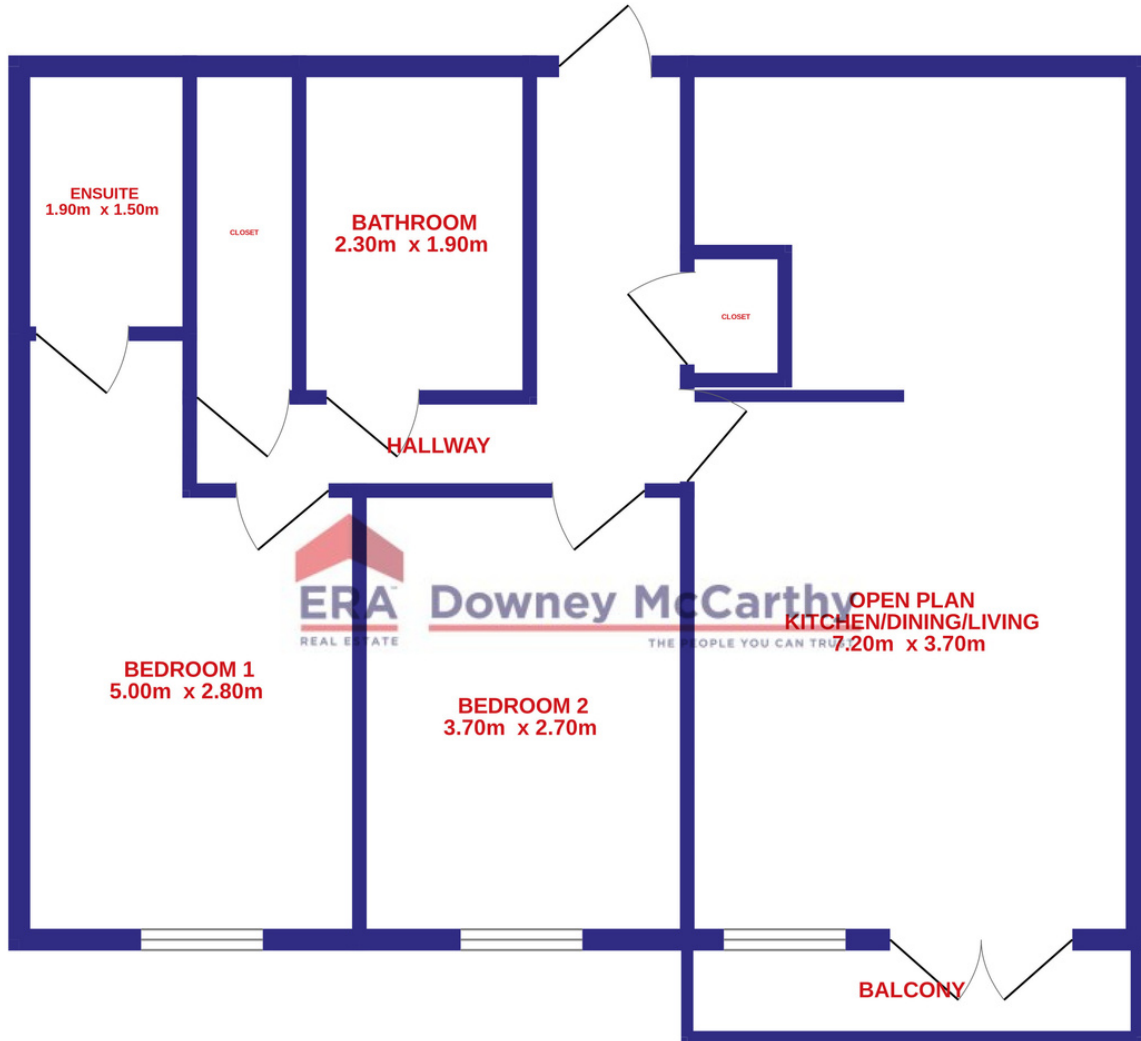
2.3m x 1.9m (7'5" x 6'2")

The main family bathroom features a three piece suite with tile flooring, one centre light piece, one wall-mounted light piece, one extractor fan and a heated towel rail.



| FLOOR PLAN

APARTMENT



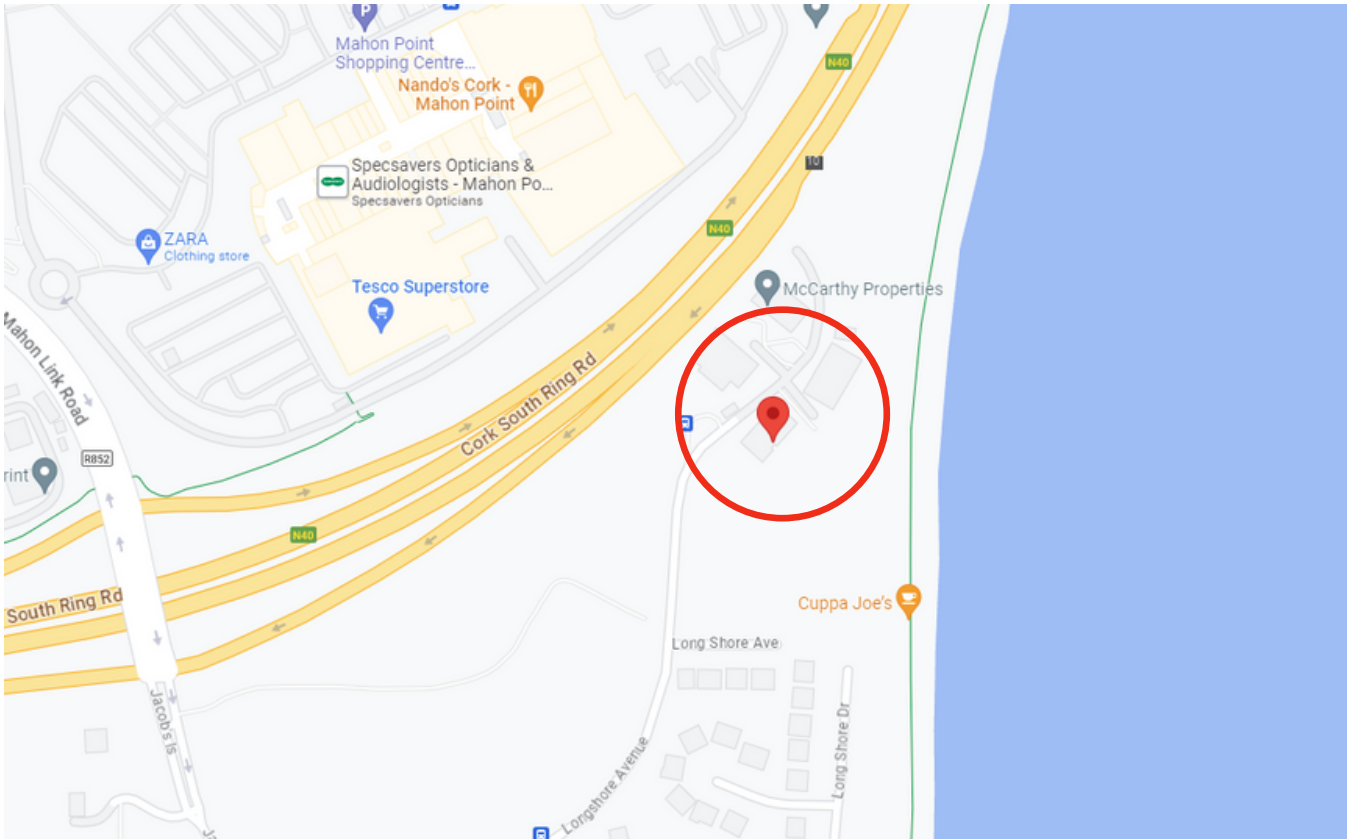
TOTAL FLOOR AREA : 68.2 sq.m. approx.

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 E950 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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