

3 The Courtyard, Jacobs Island, Mahon, Cork.



ERA Downey McCarthy are delighted to launch to the market this splendid, 2-bedroom mid-terrace property which overlooks a fully landscaped communal green area and boasts an attractive private rear garden. Situated on Jacobs Island, this property is presented in excellent decorative order throughout and includes delineated private car parking.



€250,000

PSRA Licence No. 002584

Accommodation

- Entrance Hall 3.97m x 1.76m

Accessed via a part glazed front door, this is a bright entrance hallway with timber flooring and under-stairs storage. This area has two recessed ceiling lights, one smoke alarm, two power points, two phone points, intruder alarm control panel and one radiator.

- Kitchen/Dining 4.65m x 2.69m

Attractive kitchen / dining area with generous accommodation and finishes to include a fully fitted kitchen with wall and floor units, three recessed ceiling lights, one window to the front of the house, eight power points, T.V. & phone points, integrated extractor fan and linoleum floor covering.



- Living Room 5.05m x 4.04m

A bright and inviting family living room in neutral tones with cast iron and timber surround solid fuel fire place and timber floor covering. This room has six recessed ceiling lights, six power points, T.V. & phone points, one radiator and sliding patio door to private rear garden.



- Bedroom 1 4.03m x 3.07m

A spacious double bedroom with one window overlooking the rear garden. This room includes timber flooring, radiator, centre light fitting, 6 power points, T.V. and phone point.



- En Suite 1.74m x 1.75m

Fully tiled en-suite shower room with wall light, centre light fitting and light well, corner sink unit, W.C., shower and 1 radiator.

- Bedroom 2 4.01m x 2.58m

A large double bedroom with two windows overlooking the front garden. This room includes wall to wall built-in wardrobes, timber flooring, 1 radiator, centre light fitting, 4 power points and phone point.



- Main Bathroom 2.06m x 1.91m

A well-appointed family bathroom finished with fully tiled floor and walls. This room includes a three-piece bathroom suite in white with shower extension, 1 light well, 1 centre light, 1 wall light and 1 radiator.



Features

- Total site area of 0.011 Ha. (0.03 acre) approx.
- Gross internal floor area 75.75 sq.m. (815 sq.ft.) approx.
- Attractive rear garden with mature shrubbery.
- Car parking to front
- Gas fired central heating
- Smoke alarms fitted on both floors
- Burglar alarm
- PVC framed double glazed windows throughout
- Superb decorative order

Directions

Please see Eircode T12 RH9K for directions.

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