



**Downey McCarthy**  
*....the people you can trust*

## **515 The Heron, The Sanctuary, Jacobs Island, Blackrock, Cork**



ERA Downey McCarthy are delighted to present to the market this pristinely presented two bedroom apartment situated on the second floor of the popular residential development of The Sanctuary in Jacob's Island. The property has been immaculately maintained and benefits from its convenient location just a 5 minute walk to Mahon Point Shopping Centre and 15 minutes drive from Cork city centre. Viewing comes highly recommended.



**AMV: €275,000**

**BER B2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 76.36 Sq. M. / 822 Sq. Ft.
- Built in 2007
- BER B2
- Gas fired central heating
- PVC double glazed windows
- New carpet flooring throughout
- Newly repainted
- Modern fitted kitchen
- Modern bathroom suites
- Two bedrooms
- Large balcony area with estuary views
- Rental potential of €1,569 p/m set in August 2022
- Situated within a secure, well-maintained gated 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 alongside the estuary

## | RECEPTION HALLWAY

4m x 1.31m (13'1" x 4'2")

A bright reception hallway features attractive décor throughout with new, high quality carpet flooring and recessed spot lighting. The area has a walk-in storage area and an enclosed utility room which has plumbing for a washing machine, two power points, one centre light piece and an extractor fan. Located off the main hallway is an L-shaped hallway (1.2m x 3.85m) which allows access to the open plan kitchen/dining/living area and bedrooms.

## | OPEN PLAN KITCHEN/DINING/LIVING

5.45m x 5.1m (17'8" x 16'7")

A spectacular open plan kitchen/dining/living area offers two windows to the front of the property, both including a curtain rail and curtains, which allow extensive natural light to flood the room. A door off the room allows access to a balcony which offers superb estuary views. The living area has recessed spot lighting, new carpet flooring, attractive décor, two large radiators, six power points, four television points, two telephone points and one thermostat control for the heating.



An open arch allows access to the kitchen/dining area..

### **Kitchen/Dining - 2.25m x 3.27m (7'3" x 10'7")**

The kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter space, tiled flooring and offers an integrated oven/hob/extractor fan, dishwasher, stainless steel sink and fridge freezer. The room has recessed spot lighting, one smoke alarm and eight power points and extensive dining space.



### **| BEDROOM 1**

4.5m x 2.95m (14'7" x 9'6")

A superb main bedroom has one window to the front of the property including a curtain rail and curtains. The room has attractive décor with new carpet flooring, impressive built-in storage units, one large radiator, one centre light piece, six power points, one telephone point and a television point. A door from the room allows access to an ensuite bathroom.



### **| ENSUITE**

2.3m x 1.5m (7'5" x 4'9")

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





## **BEDROOM 2**

3.23m x 2.86m (10'5" x 9'3")

A cosy second bedroom has one window to the front of the property including a curtain rail and curtains. The room has attractive décor with new carpet flooring and an impressive array of built-in storage units. There is one large radiator, one centre light piece, six power points, one telephone point and one television point.



## **BATHROOM**

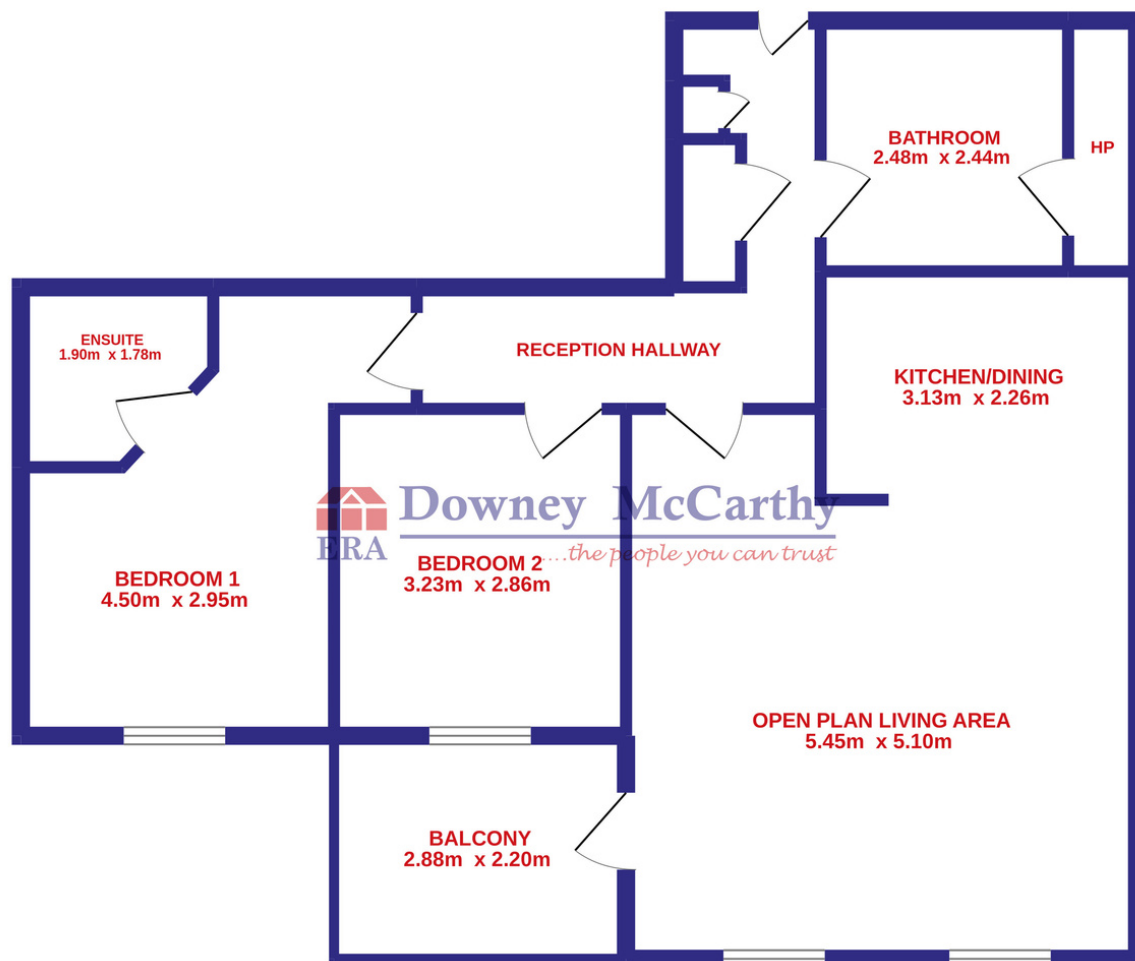
2.48m x 2.44m (8'1" x 8'0")

The main bathroom features a four piece suite including a mains operated shower fitted over the bath, impressive floor and wall tiling including attractive border tiles. There is one centre light piece, one extractor fan, a wall-mounted light piece and a heated towel rail. A door from the bathroom allows access to a hot press area which has extensive storage space, one centre light piece and is fully shelved.



## | FLOOR PLAN

### APARTMENT

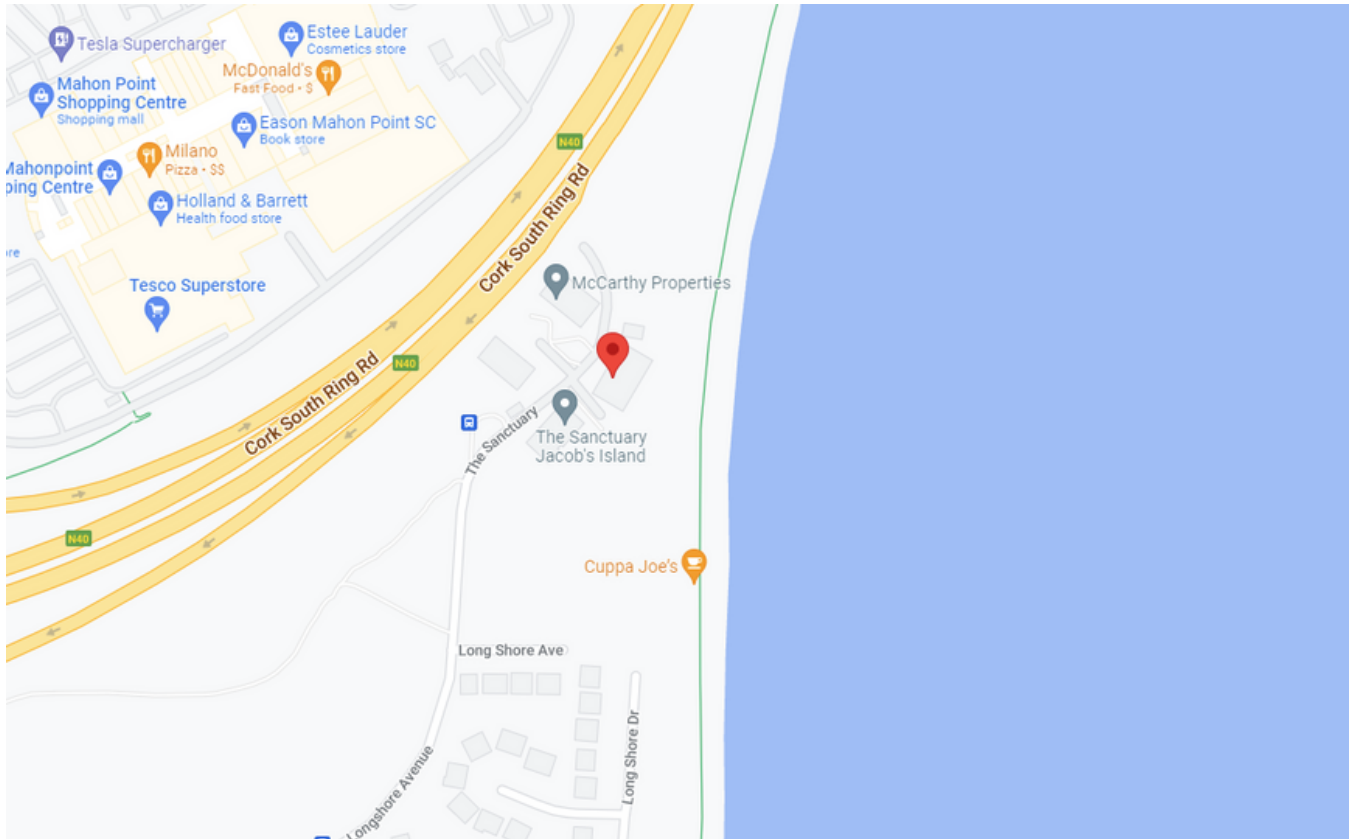


TOTAL FLOOR AREA : 76.4 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 RT22 for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
**086 8385768**  
**sean@eracork.ie**



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### Solicitor Details:

Anne Marie Linehan, J.W. O'Donovan Solicitors, 53 South Mall, Cork

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