

## 615 The Kingfisher, The Sanctuary, Jacobs Island, Blackrock, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly presented, second floor two bedroom apartment situated in the much acclaimed and private, gated development of Jacob's Island, Cork.

The property benefits from its convenient location just a 5 minute walk to Mahon Point Shopping Centre, 15 minutes from Cork city centre and with immediate access to the N40 road network and Jack Lynch Tunnel. For the outdoor enthusiast, direct access to the Marina Loop Greenway offering convenient flat surfaces to Corks Marina Park and as far away as Passage West is available from the development. This fantastic amenity allows cyclists and walkers a safe environment to enjoy their hobby and access the city and suburbs conveniently.

Accommodation consists of reception hallway, open plan kitchen/living/dining area, two bedrooms, ensuite and main bathroom.

**AMV: €315,000**

**BER B3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 72 Sq. M. / 775 Sq. Ft.
- Built in 2007
- BER B3 - qualifying the property for Green Mortgage Interest Rates
- Utilities include gas fired central heating and high speed broadband
- Double glazed windows
- New carpet flooring and freshly painted throughout
- Immaculately presented property boasting two spacious double bedrooms
- Superb open plan modern living accommodation
- Side balcony with estuary views
- 1 x allocated parking space
- Rental potential of €1,612 p/m
- Situated within a secure and well maintained development block managed by ERA Downey McCarthy
- Convenient location within a 5 minute walk to Mahon Point Shopping Centre & positioned on the 215/215A Bus Route
- Direct access to the picturesque Marina Loop Greenway/Cycle corridor allowing access to Blackrock, Cork City & Passage West
- Ideal first time buy/investment opportunity/down sizing property
- Management fees €2,000 p/a (reduced to €1,700 p/a if Early Payment Discount implemented)

## | RECEPTION HALLWAY

3.95m x 1.35m (12'9" x 4'4")

The welcoming reception hallway has carpet flooring, recessed spot lighting, a walk-in storage area, two power points and one smoke alarm. There is also a walk-in utility area which has a washer-dryer, wall-mounted storage and shelving, one centre light piece and one extractor fan.



## | OPEN PLAN KITCHEN/DINING/ LIVING

6.75m x 5.05m (22'1" x 16'5")

A superb open plan room has two large windows to the front of the property, which floods the area with natural light, and a door with glass panelling allows access to a side balcony with estuary views. The modern kitchen has fitted units at eye and floor level in an L-shape with an extensive worktop counter and tile splashback. The area has vinyl flooring, recessed spot lighting, nine power points and a stainless steel sink with a newly installed triflow tap with integrated carbon filter. Included within the kitchen is a new integrated induction hob, oven and new extractor fan, a dishwasher, a new free standing fridge/freezer and space for a dryer. An open arch allows access to the dining/living space.

The entire open plan area has recessed spot lighting and carpet flooring throughout. There are two large radiators, six power points and one television point.



## | BEDROOM 1

4.5m x 3m (14'7" x 9'8")

A spacious double bedroom has one window to the front of the property, carpet flooring, built-in units from floor to ceiling, six power points, one television point, one telephone point and a door allowing access to an en suite.





## | EN SUITE

1.8m x 1.9m (5'9" x 6'2")

The en suite bathroom features a three piece suite including a corner shower area with new shower doors recently installed, impressive floor and wall tiling, one centre light piece, one wall-mounted light piece, one extractor fan and a heated towel rail.



## | BEDROOM 2

3.35m x 2.85m (10'9" x 9'3")

A spacious double bedroom has one window to the front of the property, wardrobe, carpet flooring, one radiator and four power points.



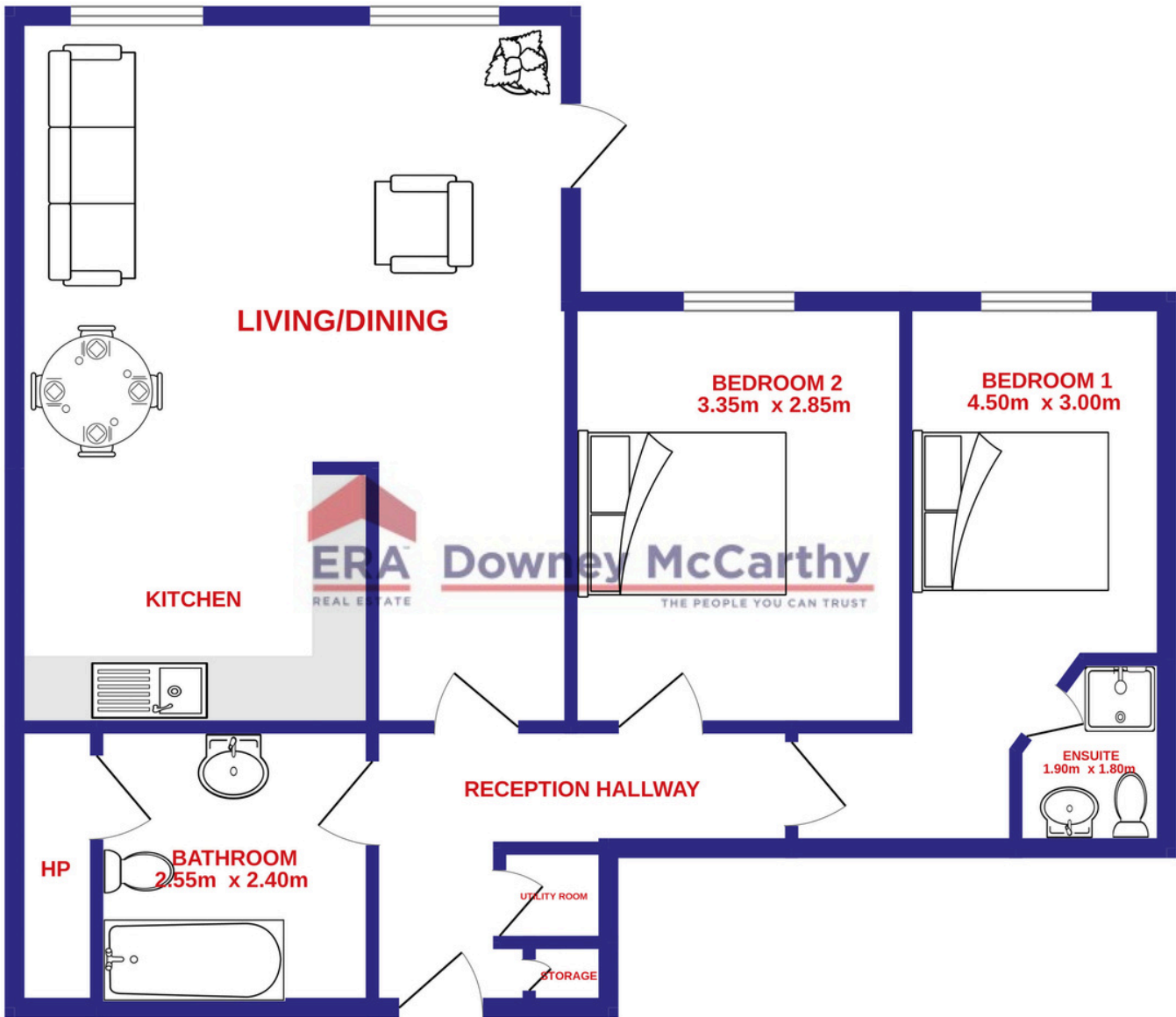
## | BATHROOM

2.55m x 2.4m (8'3" x 7'8")

The main bathroom features a four piece suite including a mains operated shower fitted over the bath, impressive floor and wall tiling, one centre light piece, one wall-mounted light piece, one extractor fan, and a heated towel rail. A door from the bathroom allows access to additional storage space which is shelved and houses the hot water tank.

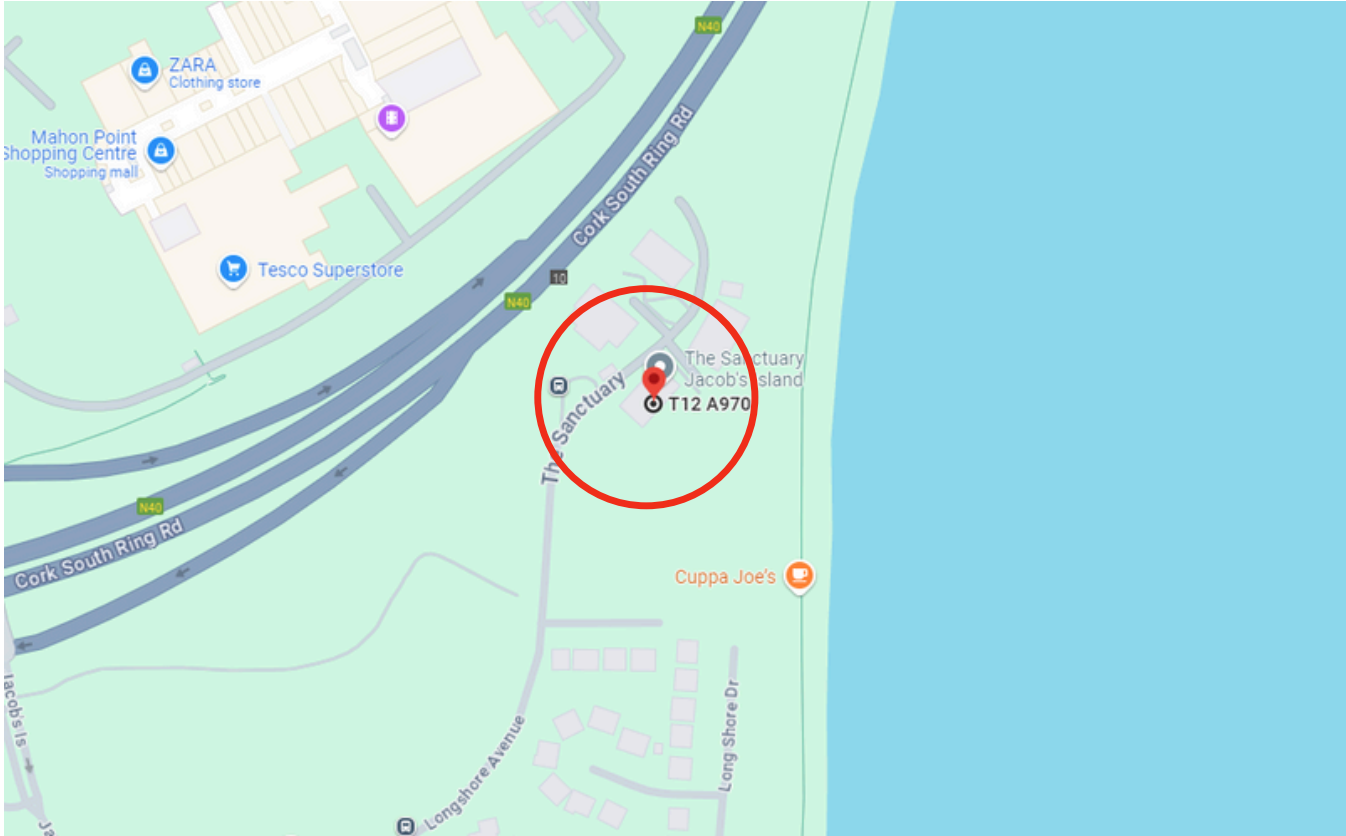


# | FLOOR PLAN



## | DIRECTIONS

Please see Eircode T12 A970 for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV  
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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

### Solicitor Details:

Anne-Marie Linehan, J.W. O'Donovan Solicitors, 27 South Mall, Cork

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