

## 134 The Haven, Jacobs Island, Blackrock, Cork City



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to present to the market this immaculately maintained, show house standard, three bedroom duplex apartment positioned in the much acclaimed development of Jacobs Island, Blackrock. Benefitting from the addition of a new high gloss modern fitted kitchen, two newly refurbished bathroom suites and a high end interior designed finish this property truly is a turn key property which is sure to wow viewers.



€285,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 5.9m x 1.9m  
A beautifully presented reception hallway offers luxurious décor including superb solid oak timber flooring and recess spot lighting. Other features include a centre light fitting, two power points, extensive under stair storage and a thermostat control for the heating system.
- Guest W.C. 1.9m x 0.8m  
The guest W.C has a two piece suite, tile flooring, one centre light fitting and one extractor fan.
- Kitchen/Dining 4.7m x 3.2m  
A superb open plan kitchen/dining features recently installed, high end, white high gloss fitted units at eye and floor level with a contrasting dark worktop counter. The kitchen includes a stainless steel sink, an integrated double oven, hob, extractor fan, microwave, dishwasher and washer/drier. The room which is flooded with natural light has a large window to the front of the property and tile flooring throughout.

The room offers extensive dining space, attractive décor, recess spot lighting, twelve power points and one telephone point. Double doors with glass panelling allows direct access to the living room.



- Living Room 5.9m x 5.4m  
A spectacular L-Shape room offers superb décor with a vibrant and inviting colour palette and high quality solid oak timber flooring. The living room has a window to the rear of the property and double doors allowing access out to a rear sun room. Features include recess spot lighting, a fireplace with an electric insert, two large radiators, eight power points, three telephone points and two television points.
- Sunroom 2.9m x 2.8m  
Located at the rear of the property this tranquil room offers a dual aspect with south and west facing rear windows and picturesque views of the surrounding waterside setting in Jacobs Island. The room has a continuation of the solid oak timber flooring, two vaulted Velux windows, one centre

light fitting, two power points and a radiator. A PVC door with glass panelling allows access out to a superb south-facing balcony.



- Stairs and Landing

The stairs and landing have been fitted with carpet flooring throughout. A large velux window on the landing floods the area with natural light. Other features include recess spot lighting, two power points, one thermostat control for the heating and a smoke alarm.

- Bedroom 1                      3.9m x 3.1m

A spacious double bedroom has one window to the front of the property which includes a curtain rail and curtain. The room has high quality built-in units, carpet flooring and attractive décor. There is one radiator, six power points, one telephone point and a television point.



- En-Suite

A newly refurbished en-suite bathroom features modern tiling with a beautiful modest border tile and a two piece suite with a corner electric shower, one radiator and built-in storage under the sink. Features include a centre light fitting, a sky tube and an extractor fan.

- Bedroom 2                      5.0m x 2.65m

A spacious double bedroom has one window to the rear of the property providing panoramic views over the picturesque grounds surrounding Jacobs Island and the estuary in Rochestown. The room has

carpet flooring, attractive décor and built-in units from floor to ceiling. There is one centre light fitting, one radiator, four power points, one television point one telephone point and access to the attic is gained from this room.

- Bedroom 3 5.26m x 2.6m

A large double room has one window overlooking the rear of the property giving superb views over the picturesque grounds with Jacobs Island and the estuary in Rochestown. Features include carpet flooring, built-in units, one centre light fitting, one radiator, four power points, one telephone point and one television point.

- Family Bathroom 2.5m x 2.0m

A spectacular family bathroom has recently been refurbished with modern tiling including border tiles and a P-shaped bath. The room has a three piece suite with an electric shower fitted over the bath, one window to the front of the property, one centre light fitting, extractor fan, one radiator and a hot press which is shelved for storage.

## Features

- 115 Sq. M / 1238 Sq. Ft
- BER C1
- Year Built 2005
- Show house standard
- Potential rental income of €1700 per month
- South facing rear aspect
- Panoramic views over the inner estuary
- Sought after residential development adjacent to The Mahon point Shopping & Commercial centres & The Jack Lynch Tunnel/N40 Road network
- Three spacious double bedrooms
- Two newly refurbished bathrooms
- Superb timber flooring on ground floor
- Management Fees of €1,680 per annum to include refuse collection, block insurance and block maintenance
- Gas fired central heating
- Double glazed windows

## Directions

Please see Eircode T12Y795 for directions.



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