



# Downey McCarthy

...the people you can trust

## 535 The Heron, The Sanctuary, Jacobs Island, Blackrock, Cork



ERA Downey McCarthy are delighted to present to the market this impressive fourth floor, two bedroom apartment situated in the popular residential development of The Sanctuary in Jacob's Island and offering panoramic views to the front of the property over Cork city. 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: €300,000**

**BER B3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 76.41 Sq. M. / 822 Sq. Ft.
- Built in 2007
- BER B3
- Gas fired central heating
- PVC double glazed windows
- Two bedrooms
- Superb open plan and modern accommodation
- Modern fitted kitchen
- Balcony area
- Rental potential of €1,460 p/m set in December 2021
- Situated within a secure, gated development
- Convenient location a 5 minute walk to Mahon Point Shopping Centre
- Well maintained development
- 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 along the estuary

## | RECEPTION HALLWAY

3.9m x 1.33m (12'7" x 4'3")

A bright reception hallway features attractive décor throughout with new carpet flooring and recessed spot lighting. The area has enclosed storage, and an utility area located off the hallway which has plumbing for a washing machine, two power points, one centre light piece and wall-mounted shelving. Located off the main hallway is an L-shaped hallway (1.1m x 3.86m) which allows access to the open plan kitchen/dining/living area and two bedrooms.

## | OPEN PLAN KITCHEN/DINING/LIVING

5.37m x 5.05m (17'6" x 16'5")

An impressive open plan kitchen/dining/living area offers two large windows to the front of the property which allows extensive natural light to flood the room and offers panoramic views over Cork city. The area has attractive décor with new carpet flooring and recessed spot lighting. There are two large radiators, six power points, two television points, two telephone points, extensive dining space and one thermostat control for the heating.



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

### **Kitchen/Dining - 2.33m x 3.25m (7'6" x 10'6")**

A superb open plan kitchen is finished in an L-shape with units at eye and floor level, extensive worktop counter space, tiled flooring, recessed spot lighting and eleven power points. The kitchen includes an integrated oven/hob/extractor fan, dishwasher, a stainless steel sink and fridge freezer.



### **| BEDROOM 1**

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

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



### **| ENSUITE**

1.71m x 1.9m (5'6" x 6'2")

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





## | BEDROOM 2

3.33m x 2.86m (10'9" x 9'3")

A superb double bedroom has one window to the front of the property including a curtain rail and curtains and offers panoramic views. The room has attractive décor with new carpet flooring, built-in storage units, one radiator, one centre light piece, six power points, one telephone point and one television point.



## | BATHROOM

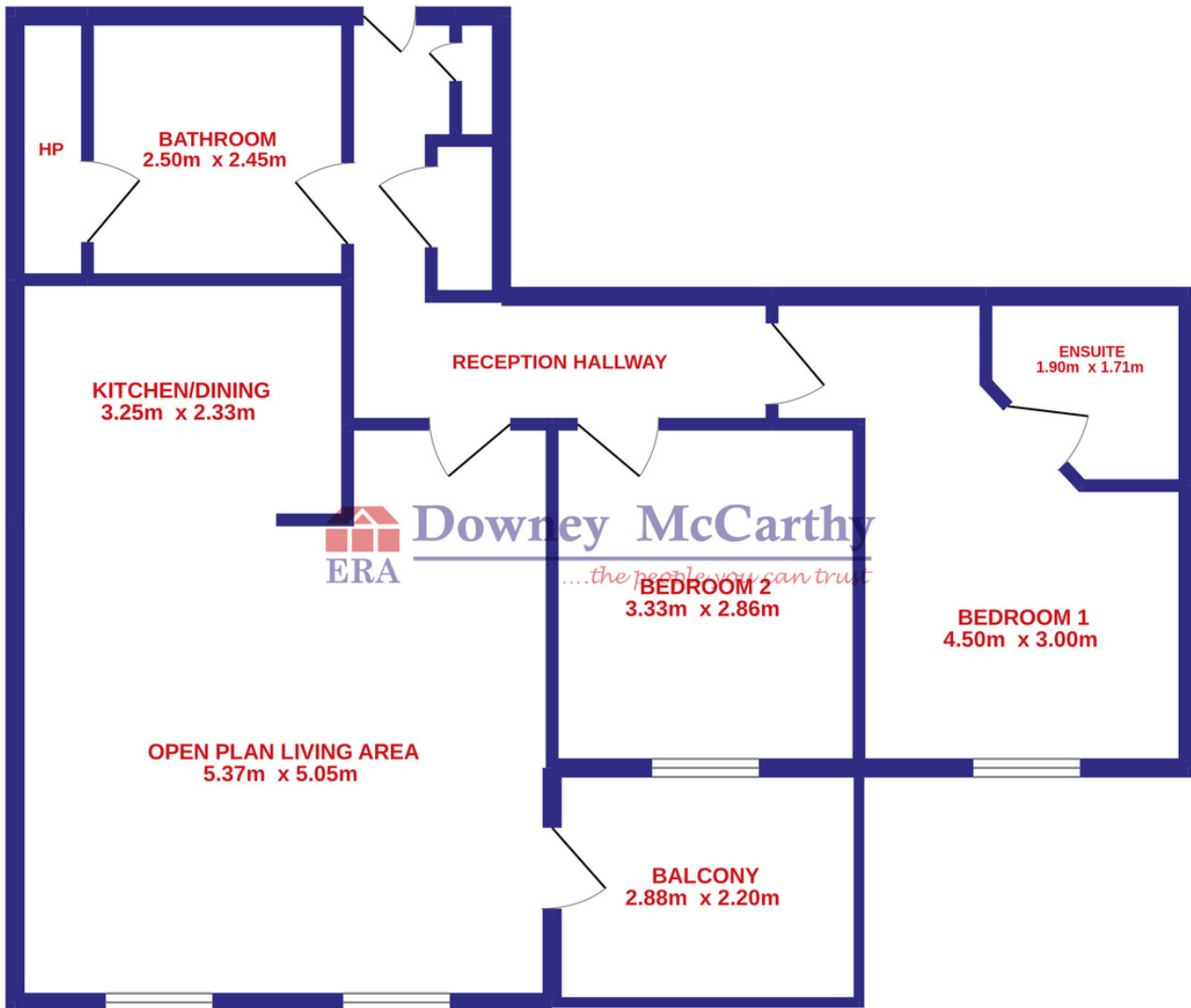
2.5m x 2.45m (8'2" x 8'0")

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



# | FLOOR PLAN

## APARTMENT



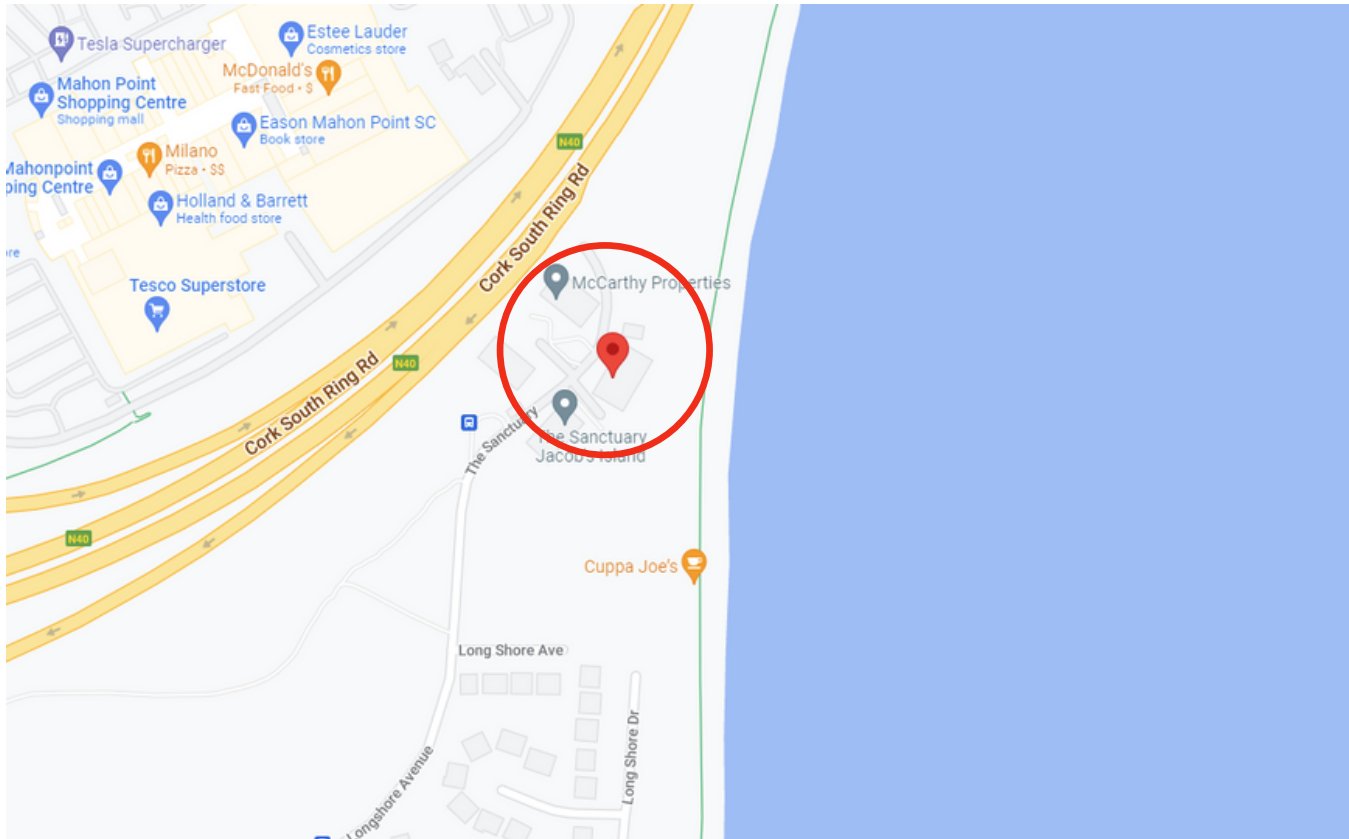
TOTAL FLOOR AREA : 76.4 sq.m. approx.

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 Y983 for directions.



## | ALL ENQUIRIES TO:

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



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