

## 133 The Falcon, The Sanctuary, Jacobs Island, Mahonpoint, Blackrock, Cork City **BER B2**



ERA Downey McCarthy are delighted to present to the market this superbly presented two bedroom fourth floor apartment over looking a communal green and with beautiful views over Cork inner harbour.



AMV: €220,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 3.4m x 1.1m
- Open Plan Kitchen/Dining/Living Room 7.1m x 3.7m

The reception hallway has attractive décor with feature wall paper and recess spot lighting. Flooring is semi solid oak and tastefully built in storage unit is off the hallway with plumbing for a washing machine installed. The smoke alarm here is mains operated.

Magnificent and spacious room, finished with modern stylish decor throughout which includes high quality semi solid oak timber flooring. Located to the rear of the room is the kitchen/dining which features modern Cherrywood fitted units at eye and floor level with extensive work top counter space and a tiled splash back. The kitchen includes an integrated oven, hob and extractor fan, dishwasher and fridge/freezer. The area has recess spot lighting throughout. There are five power points and the heating control panel is located here.



The living room has magnificent decor, again with semi solid oak timber flooring. There is recess spot lighting, attractive neutral decor, two radiators, six power points, one phone point and one tv point. A glass aluminium door allows access to the balcony.



- Bedroom 1 4.86m x 2.9m

A large double bedroom has one window to the rear of the room with Venetian blinds, curtain rail and curtains. There is carpet flooring, one centre light piece, one radiator, built in units from floor to ceiling, six power points, one tv point and one phone point. A doorway off the room leads to the en-suite.



- Ensuite 2.3m x 1.5m

A spacious en-suite bathroom features a corner cubicle which has been fitted with a pump action shower. The room has impressive tiling on the floor and surrounding the shower. There is a centre light piece, extractor fan, wall mounted light piece and a heated towel rail.

- Bedroom 2 3.7m x 2.7m

A spacious double bedroom has one window to the rear of the room with Venetian blinds, curtain rail and curtains. This room gives superb views over Corks harbour. There is carpet flooring, one centre light piece, one radiator and four power points. Units have been built in from floor to ceiling.



- Main Bathroom 2.22m x 2.0m

The main bathroom features a three piece suite with a shower fitted over the bath. The room has tiled flooring, tiling surrounding the bath, centre light piece, heated towel rail, extractor fan and a wall mounted light piece. The hot press is also located here.

## Features

- 775 Sq.Ft. Approx. including balconies
- Excellent BER - B2
- Built in 2006
- Management Fees approx. €1,400 p.a.
- Exceptionally well presented apartment
- Very tastefully decorated
- Natural Gas Central Heating
- Double glazed windows
- Fourth Floor apartment
- Two spacious double bedrooms
- Modern fitted kitchen
- Owner Occupied Property

## Directions

Please see the eircode T12 YD54 for directions.



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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