



Downey McCarthy

THE PEOPLE YOU CAN TRUST

106 The Falcon, Jacobs Island, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented two bedroom ground floor apartment, ideally positioned within the highly acclaimed and secure gated development of The Sanctuary, Jacob's Island, Blackrock, Cork.

This larger than standard ground floor apartment is enhanced by an impressive bay window to the side of the property, creating additional light and space within the kitchen/dining area and en suite bathroom. The apartment is presented in excellent decorative condition throughout and benefits from an energy efficient B3 BER rating, ensuring a warm, comfortable, and cost effective living environment.

AMV: €315,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

The property also enjoys a highly convenient location adjacent to the N40 road network, within close proximity to Mahon Point Shopping Centre and Mahon Point Commercial Centre, and just moments from the renowned Cork Harbour Greenway and Marina Walkways as well as being located on the 215/215a bus route to Cork City centre.

The well proportioned accommodation comprises a welcoming reception hallway, main hallway, a superb open plan kitchen/living/dining area, two generous double bedrooms, an en suite bathroom, main bathroom, and utility space.

This is an ideal opportunity for first time buyers, downsizers, or investors seeking a turnkey property in one of Cork's most sought after residential developments.

| FEATURES

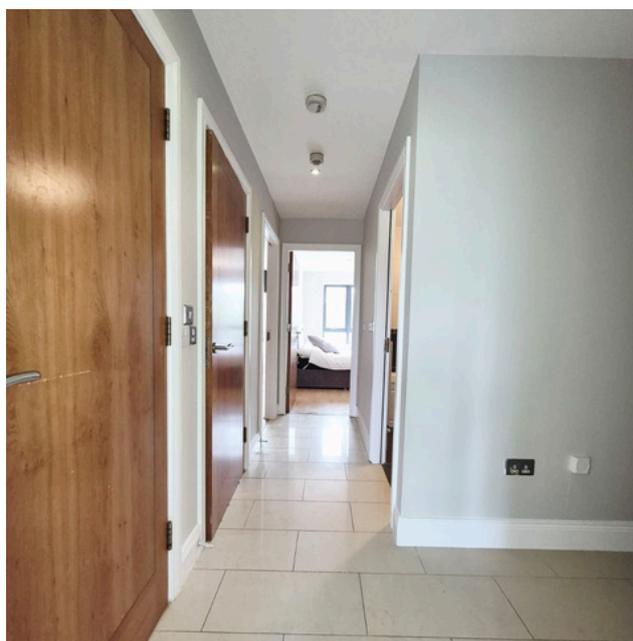
- Approx. 71 Sq. M. / 764 Sq. Ft.
- Built in 2005
- BER B3 – Qualifying the property for Green Mortgage Interest Rates
- Gas fired central heating
- Aluminium double glazed windows
- Two generous double bedrooms (1 x en suite)
- Modern fitted kitchen & tiling
- Situated within a secure and well maintained development / Block managed by ERA Downey McCarthy
- Convenient location within a 10 minute walk to Mahon Point Shopping Centre & Cork Harbour Greenway and Marina Walkways
- One allocated parking space
- Management fees €2,100 p/a (reduced to €1,800 p/a if Early Payment Discount implemented) inc. Refuse collection, Insurance & General maintenance

| RECEPTION HALLWAY

3.04m x 1m (9'9" x 3'2")

The reception hallway has attractive decor with tile flooring, recessed spot lighting and two power points.

The main hallway (3.73m x 1m) offers a continuation of the tile flooring and recessed spot lighting. The area offers, a hot press area shelved for storage, and a generous utility space plumbed for a washing machine and shelved for additional storage.



| OPEN PLAN KITCHEN/LIVING/DINING AREA

5.2m x 7.81m (17'0" x 25'6")

A superb, dual aspect, open plan room features an extra large kitchen/dining space with a feature bay window overlooking the side of the property. The room has tile flooring throughout, extensive living space, and is flooded with natural light. Double doors to the rear of the room allow access to a superb patio area. The room offers attractive decor with a warm neutral colour palette, recessed spot lighting, one large radiator, eight power points, one telephone point, one television point, and a feature wall-mounted electric fire.

The kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. There is an integrated oven/hob/extractor fan, plumbing for a dishwasher, space for a fridge freezer, a stainless steel sink and drainer unit, recessed spot lighting, twelve power points, one radiator.



| BEDROOM 1 2.86m x 5.19m (9'3" x 17'0")

A spacious double bedroom has one window to the front of the property including a roller blind. The room has laminate timber flooring, attractive décor, and extensive built-in storage space. There is one centre light piece, one radiator, six power points, one telephone point, one television point, and a door allows access to an en suite bathroom.



| EN SUITE

2m x 1.75m (6'5" x 5'7")

This large en suite bathroom features a three piece suite including a corner shower area incorporating a mains operated shower. The room has impressive floor and wall tiling, one centre light piece, one wall-mounted light piece, one window to the side of the property, one extractor fan, and a heated towel rail.

| BEDROOM 2

2.83m x 3.75m (9'2" x 12'3")

A generous size double bedroom has one window to the front of the property. The room is attractively decorated and offers laminate timber flooring, built-in storage units, one centre light piece, one radiator, six power points, one telephone point, and one television point.



| BATHROOM

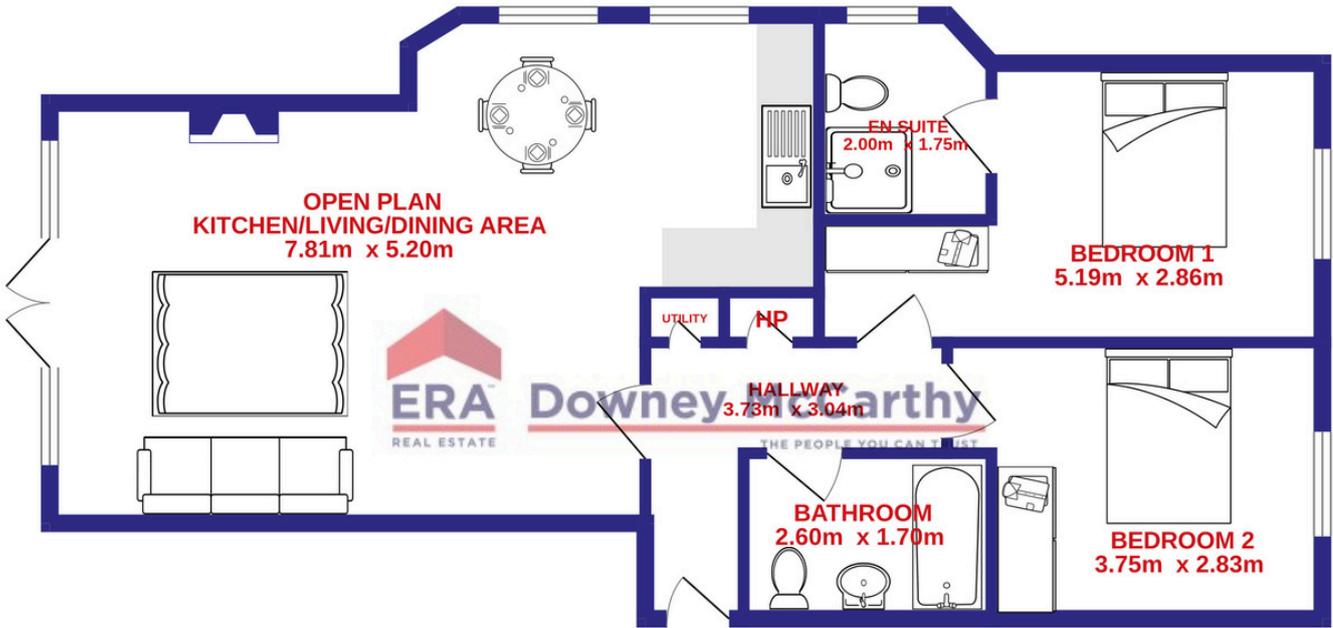
1.7m x 2.6m (5'5" x 8'5")

The main bathroom features a three piece suite and is finished with impressive modern tiling. There is one centre light piece, one wall-mounted light piece, one extractor fan, and a heated towel rail.



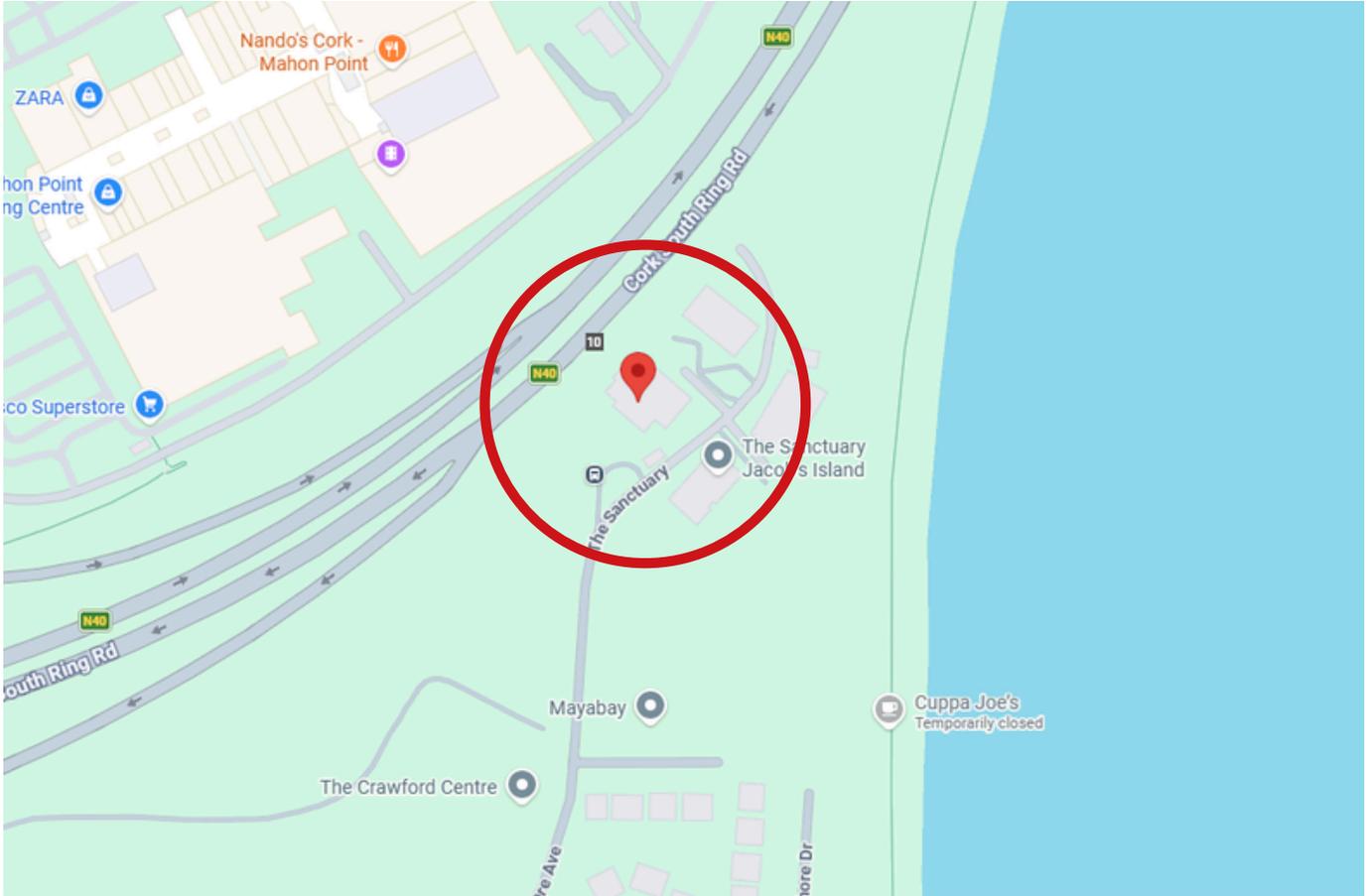
| FLOOR PLAN

APARTMENT



| DIRECTIONS

Please see Eircode T12 FW35 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV
087 7522244
garry@eracork.ie



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