

653 The Kingfisher, The Sanctuary, Jacobs Island, Blackrock, Cork



AMV: €445,000

BER C2

60 South Mall, Cork.

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

PSRA No. 002584

Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented and recently refurbished two bedroom, seventh floor, penthouse apartment situated in the much acclaimed gated complex of Jacob's Island.

The property benefits from its convenient location just 5 minute walks 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 within the property consists of a reception hallway with storage area and utility space, dual aspect open plan living/dining/kitchen area, two spacious double bedrooms, walk-in wardrobe, and newly refurbished family bathroom and an en suite bathroom.

| FEATURES

- Spectacular Penthouse Apartment of Approx. 96 Sq. M. / 1,033 Sq. Ft.
- Built in 2005
- BER C2
- Two spacious double bedrooms
- Two balcony areas with harbour views
- Panoramic views of Cork city centre
- Newly refurbished en suite and family bathroom
- Secure gated development with underground parking Managed by ERA Downey McCarthy
- Direct access to the picturesque Marina Loop Greenway/Cycle corridor allowing access to Blackrock, Cork City & Passage West
- Convenient location within a 5 minute walk to Mahon Point Shopping & Retail Centres
- Located on the 215/215a bus route offering reliable connectivity with Cork city centre
- Management fees €2,100 p/a (reduced to €1,800 p/a if Early Payment Discount implemented)

| RECEPTION HALLWAY

4.02m x 4.7m (13'1" x 15'4")

The main reception hallway features attractive décor with carpet flooring. The area has recessed spot lighting, a Velux window flooding the space with natural light, integrated storage, and shelving. The gas boiler is housed within an enclosed cupboard in the hallway and there is also access to an enclosed utility room. This area has plumbing for a washing machine, space for a dryer, one centre light piece, carpet flooring, wall-mounted shelving and an extractor fan.



| OPEN PLAN

LIVING/DINING/KITCHEN AREA

8.33m x 7.12m (27'3" x 23'3")

A magnificent dual aspect open plan kitchen/dining/living area offers panoramic views across the Lough Mahon estuary, Cork city, Douglas and Rochestown. The room has carpet flooring within the extensive light filled living space, attractive neutral décor, recessed spot lighting, a feature centre light piece, and feature wall-mounted lighting. The area has three large radiators, six power points, two television points, and two telephone points.



| BEDROOM 1

5.22m x 4.84m (17'1" x 15'8")

A superb double bedroom features impressive décor with high quality carpet flooring and built-in units from floor to ceiling. This dual aspect room is flooded with natural light, and offers panoramic views from its elevated perch. There are eight power points, one television point, one telephone point, and a glass door allows access to a generous balcony. Located off the main bedroom is a storage area with shelving, and a door allowing access to an en suite bathroom.



| EN SUITE

1.5m x 1.58m (4'9" x 5'1")

A newly refurbished en suite bathroom features a three piece suite including a shower cubicle incorporating a mains operated shower. There is modern tiling from floor to ceiling, one centre light piece, one wall-mounted light piece, a heated towel rail, and a velux window.



| BEDROOM 2

3.25m x 3.22m (10'6" x 10'5")

A spacious double bedroom has one window overlooking the side of the property and including a Roman blind. The room has carpet flooring, built-in storage, one centre light piece, one large radiator, six power points, and one television point.



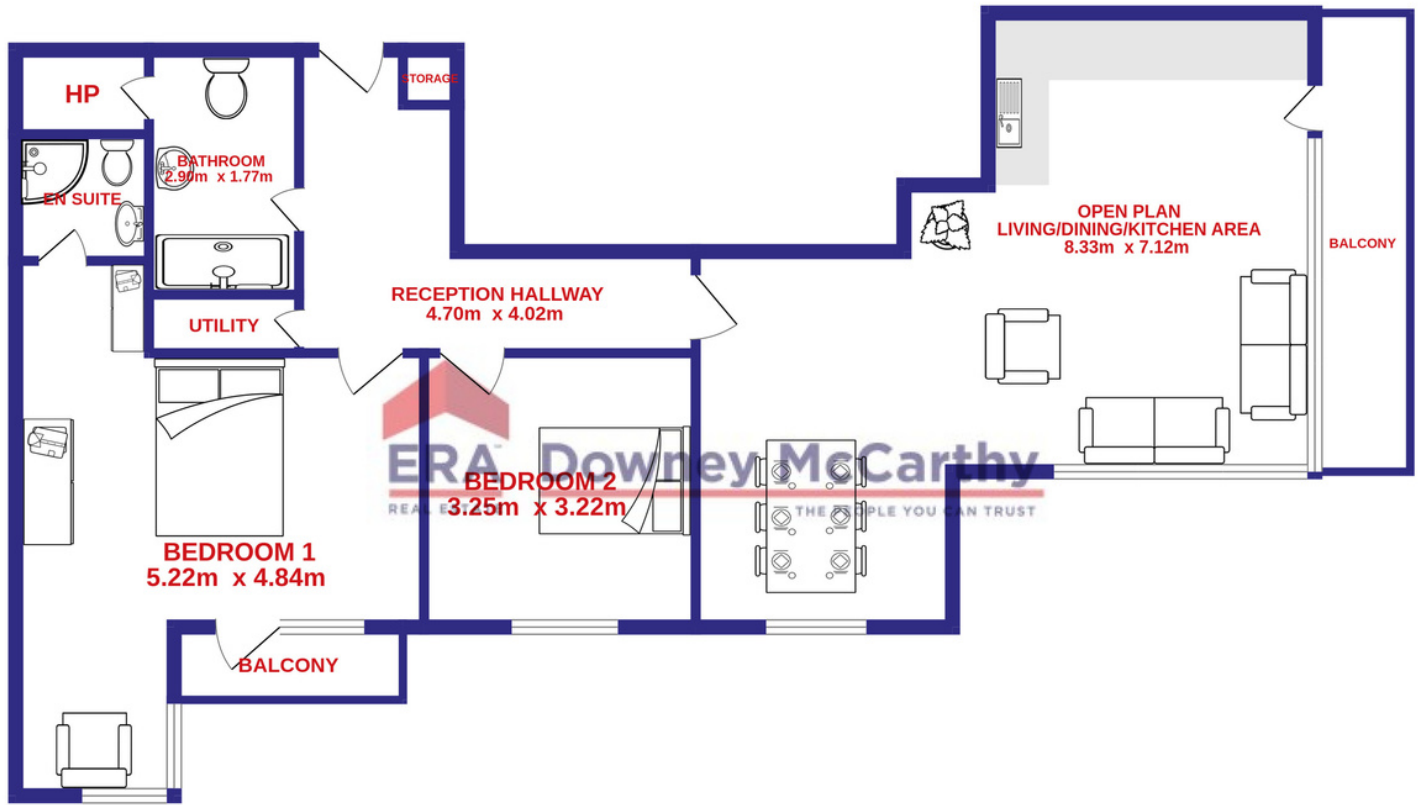
| MAIN BATHROOM

2.9m x 1.77m (9'5" x 5'8")

A newly refurbished family bathroom features a three piece suite including a double corner shower incorporating a mains operated shower. There is impressive floor and wall tiling, one centre light piece, one wall-mounted light piece, one wall-mounted mirror with integrated lighting, and a heated towel rail. Access to a large storage area which is shelved for storage is gained from the bathroom.

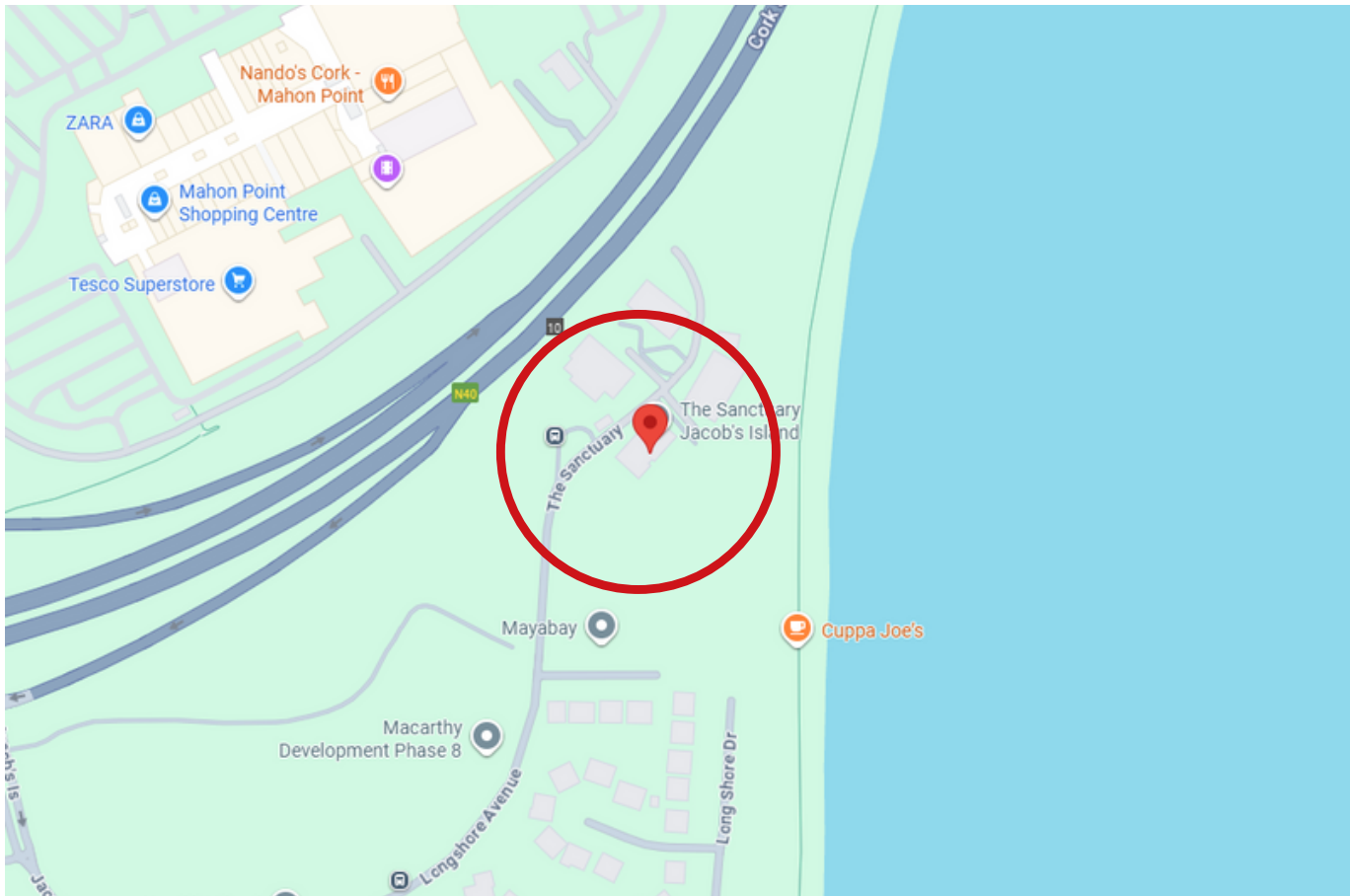


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T12 V202 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV

087 7522244

garry@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

Disclaimer: 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.