

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



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present one of the finest two bedroom apartments to come to the market within the much acclaimed development of Jacob's Island in recent years. Offering a magnificent open plan kitchen/dining/living area with breath taking views across the Lough Mahon estuary, a spectacular extra large wrap around balcony and top quality finishes throughout this truly is a special property with viewing highly advised.



**AMV: €350,000**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- South facing aspect with spectacular inner harbour views
- Stunning wrap around balcony with picturesque harbour views
- Approx. 71.66 Sq. M. / 771.34 Sq. Ft.
- Built in 2005
- BER B2
- Sold fully furnished with high quality furnishings
- Situated within a secure and well maintained development
- secure underground parking included
- Convenient location a 5 minute walk to Mahon Point Shopping Centre
- 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

2.9m x 4.25m (9'5" x 13'9")

A solid walnut door from the communal hallway allows access to the main reception hallway. The hallway is beautifully presented and is finished in a high quality wide plank oak timber flooring throughout. The area has magnificent décor, two feature light pieces, two power points and a hot press area which is shelved for storage.

## | OPEN PLAN

### KITCHEN/LIVING/DINING

4.4m x 6.8m (14'4" x 22'3")

A stunning dual aspect open plan room offers panoramic views to the south and east, over the Lugh Mahon estuary with uninterrupted views as far as Glounthaune and Passage West. The room is flooded in natural sunlight and offers direct access to an L-shaped wrap around balcony located off the living space. The living/dining area has high quality oak timber flooring, recessed spot lighting, two large radiators, nine power points, one television point, a thermostat control and a feature centre light piece. An open arch allows access to the kitchen.



The kitchen features modern fitted units in an L-shape with contrasting white eye level and walnut floor units, extensive worktop counters and a tile splashback. There is one window to the side of the property offering water views. The kitchen includes an integrated oven/hob/extractor fan, a dishwasher, fridge freezer, stainless steel sink, recessed spot lighting, semi-solid oak timber flooring, strip lighting under eye level units and nine power points.



## | UTILITY ROOM

Accessed from the kitchen area, the utility room offers space for a dryer and freezer.

## | BEDROOM 1

5.25m x 3m (17'2" x 9'8")

A spacious, dual aspect double bedroom has one window to the front of the property and one window to the side, both including Venetian blinds, and the main window to the front offering a curtain rail and curtains. The room has high quality oak timber flooring and an impressive array of built-in storage units. There is one radiator, one centre light piece and a door allowing access to the en suite bathroom.



## | EN SUITE BATHROOM

2.2m x 1.8m (7'2" x 5'9")

The en suite bathroom features a three piece suite including a corner pump action shower and floor and wall tiling. There is one window to the side of the property, recessed spot lighting, an extractor fan and a heated towel rail.



## | BEDROOM 2

3.7m x 2.9m (12'1" x 9'5")

A large double bedroom has one window to the front of the property including a Venetian blind, a curtain rail and curtains. The room has high quality oak timber flooring, built-in storage units, one radiator, one centre light piece, six power points, one television point and one telephone point.



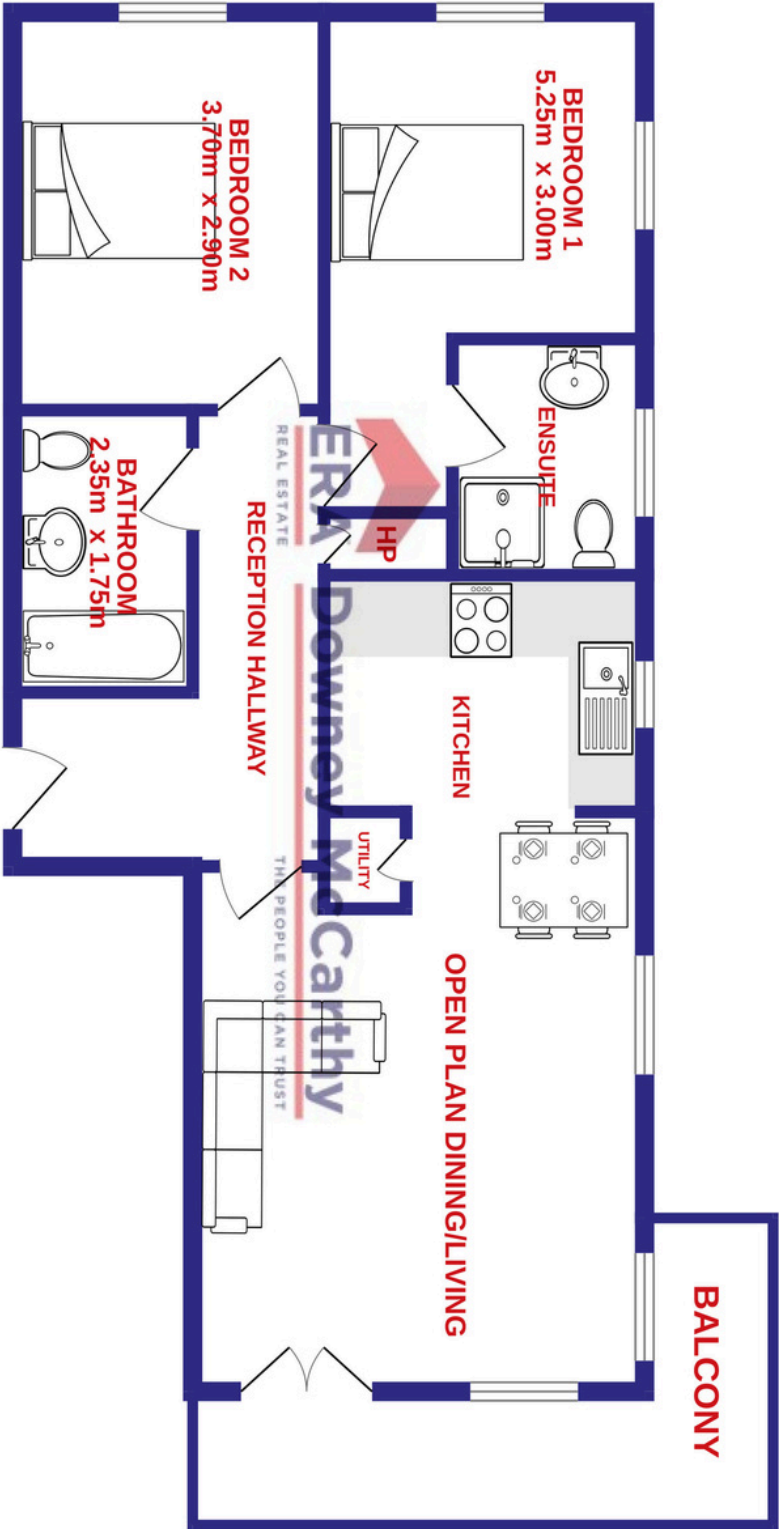
## | BATHROOM

1.75m x 2.35m (5'7" x 7'7")

The bathroom features a four piece suite including a mains operated shower fitted over the bath. The room is finished with impressive floor and wall tiling, a wall-mounted mirror with integrated lighting, recessed spot lighting, extractor fan and a heated towel rail.

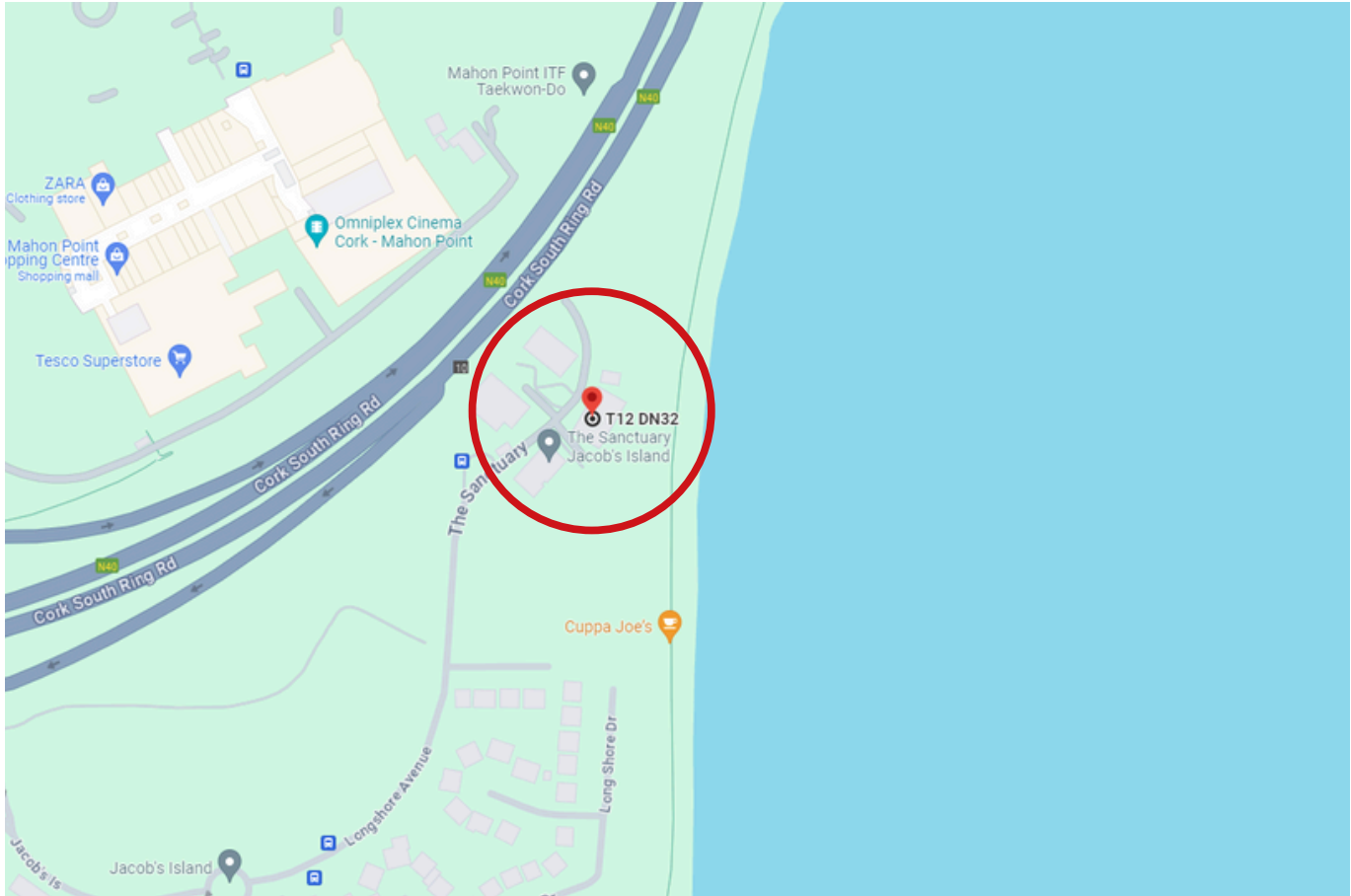


**| FLOOR PLAN**



## | DIRECTIONS

Please see Eircode T12 DN32 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**

THE PEOPLE YOU CAN TRUST

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