



# Downey McCarthy

THE PEOPLE YOU CAN TRUST

## 110 The Haven, Jacob's Island, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this immaculately maintained three bedroom duplex apartment in the much acclaimed, secure complex development of The Haven, Jacob's Island. Jacob's Island is a 5 minute walk to Mahon Point Shopping Centre and several major employers including EMC, Dell, McAfee, Voxpro and the Cork Mater Private Hospital. There is also great access to the South Ring Road network as well as the Jack Lynch Tunnel.



**AMV: €335,000**

**BER B3**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

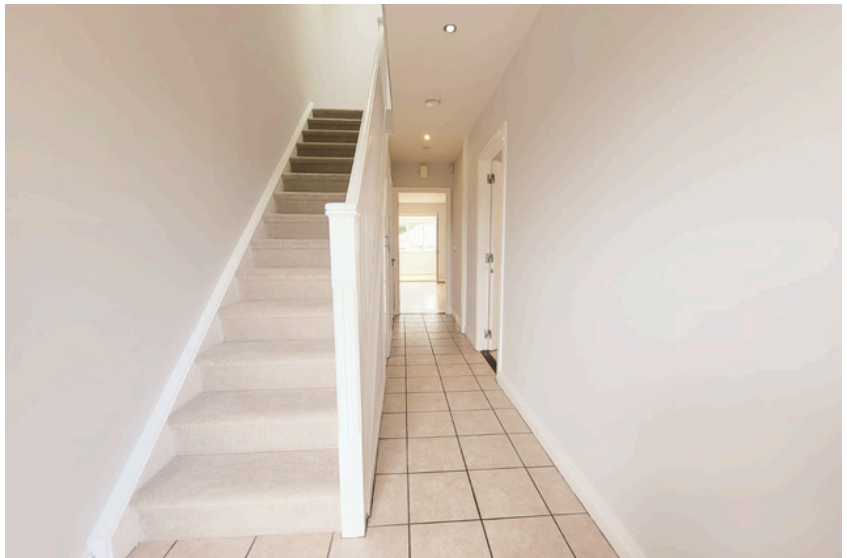
## | FEATURES

- Superbly presented 3 x double bedroom duplex
- South facing rear aspect & balcony
- BER B3 qualifying the property for a Green Mortgage rate
- Newly redecorated
- Approx. 118.2 Sq. M. / 1,272 Sq. Ft.
- Built in 2004
- Gas fired central heating
- Double glazed windows
- Much sought after residential location adjacent to Mahon Point Shopping and Commercial centres, and the N40 road network
- Secure gated complex with one allocated parking space
- Rental potential of €1,575 p/m from 01/03/2024
- Management fees €1,600 p.a reduced to €1,400 if Early Payment Discount is implemented

## | RECEPTION HALLWAY

6.05m x 1.93m (19'8" x 6'3")

A teak door with glass centre panelling allows access to the main reception hallway. A beautifully presented hallway features modern tile flooring, recessed spot lighting, one radiator, two power points, under stair storage and a thermostat control for the heating.



## | GUEST W.C

The guest w.c features a two piece suite with tile flooring, a tile splashback, one centre light piece and an extractor fan.

## | KITCHEN/DINING

4.8m x 3.14m (15'7" x 10'3")

A doorway from the hallway leads to the open plan kitchen/dining area. The room has tile flooring, recessed spot lighting, eleven power points, one radiator, one telephone point and one window to the front of the property with a roller blind. The kitchen features modern units at eye and floor level in an L-shape with extensive worktop counter space and a tile splashback. There is plumbing for a washing machine and dishwasher, an integrated oven/hob/extractor fan and a stainless steel sink. Double doors from the room allow access to the living area.



## | LIVING AREA

4.6m x 5.4m (15'0" x 17'7")

This spectacular main living area which has one window to the rear of the property including a roller blind and double doors which allow access to the sun room. This south facing room is flooded with natural light and features attractive décor, high quality semi-solid oak timber flooring and impressive recessed spot lighting. An open fireplace with a modern timber surround and granite hearth is plumbed for a gas insert and the room is finished with two radiators, eight power points, two television points and one telephone point.





## | SUN ROOM

3m x 2.5m (9'8" x 8'2")

A versatile room located off the living room could serve a multitude of uses. This light filled, south facing, dual aspect room has semi-solid timber flooring, two Velux windows and a glazed PVC glass door allowing access to the balcony.



## | STAIRS AND LANDING

2.95m x 2.53m (9'6" x 8'3")

The stairs and landing features new carpet flooring. At the top of the landing a large Velux window floods the area with natural light and there is recessed spot lighting, two power points and a thermostat control for the heating.

## | BEDROOM 1

3.85m x 3.1m (12'6" x 10'1")

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



## | EN SUITE

1.9m x 1.65m (6'2" x 5'4")

The en suite bathroom features a three piece suite with floor and wall tiling. There is one centre light piece, one skylight for natural light, one wall-mounted light piece, one extractor fan and one radiator.

## | **BEDROOM 2**

5.05m x 2.8m (16'5" x 9'1")

A spacious double bedroom has one window to the rear of the property including a roller blind. The room has high quality laminate timber flooring, attractive décor and extensive built-in storage space. There is one centre light piece, one radiator, six power points, one television point, one telephone point and a hatch allowing access to the attic.



## | **BEDROOM 3**

5.3m x 2.47m (17'3" x 8'1")

A large double bedroom has one window to the rear of the property, high quality décor, laminate timber flooring and built-in storage space. There is one radiator, one centre light piece, six power points, one television point and one telephone point.



## | **FAMILY BATHROOM**

2.5m x 1.7m (8'2" x 5'5")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath and attractive floor and wall tiling. There is one window to the front, one centre light piece, one wall-mounted light piece and one radiator. Access to the hot press area, which is shelved for storage, is gained from the room.

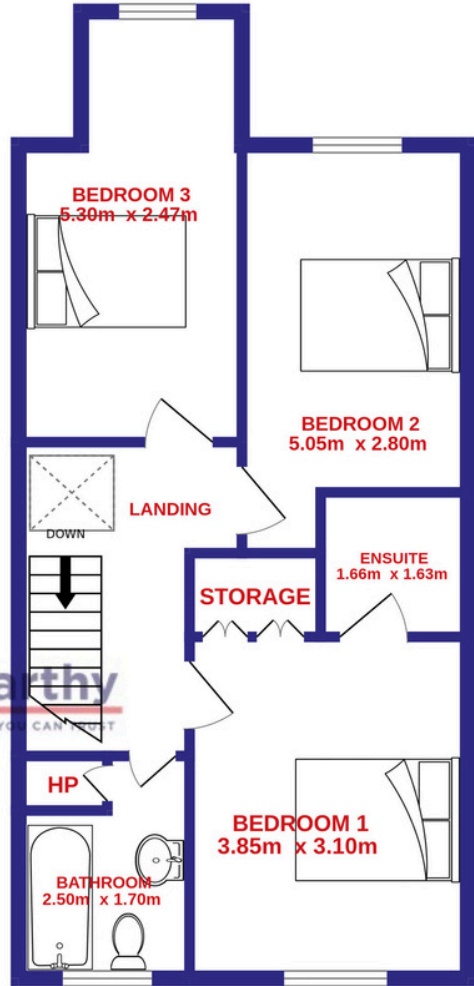


# | FLOOR PLAN

GROUND FLOOR



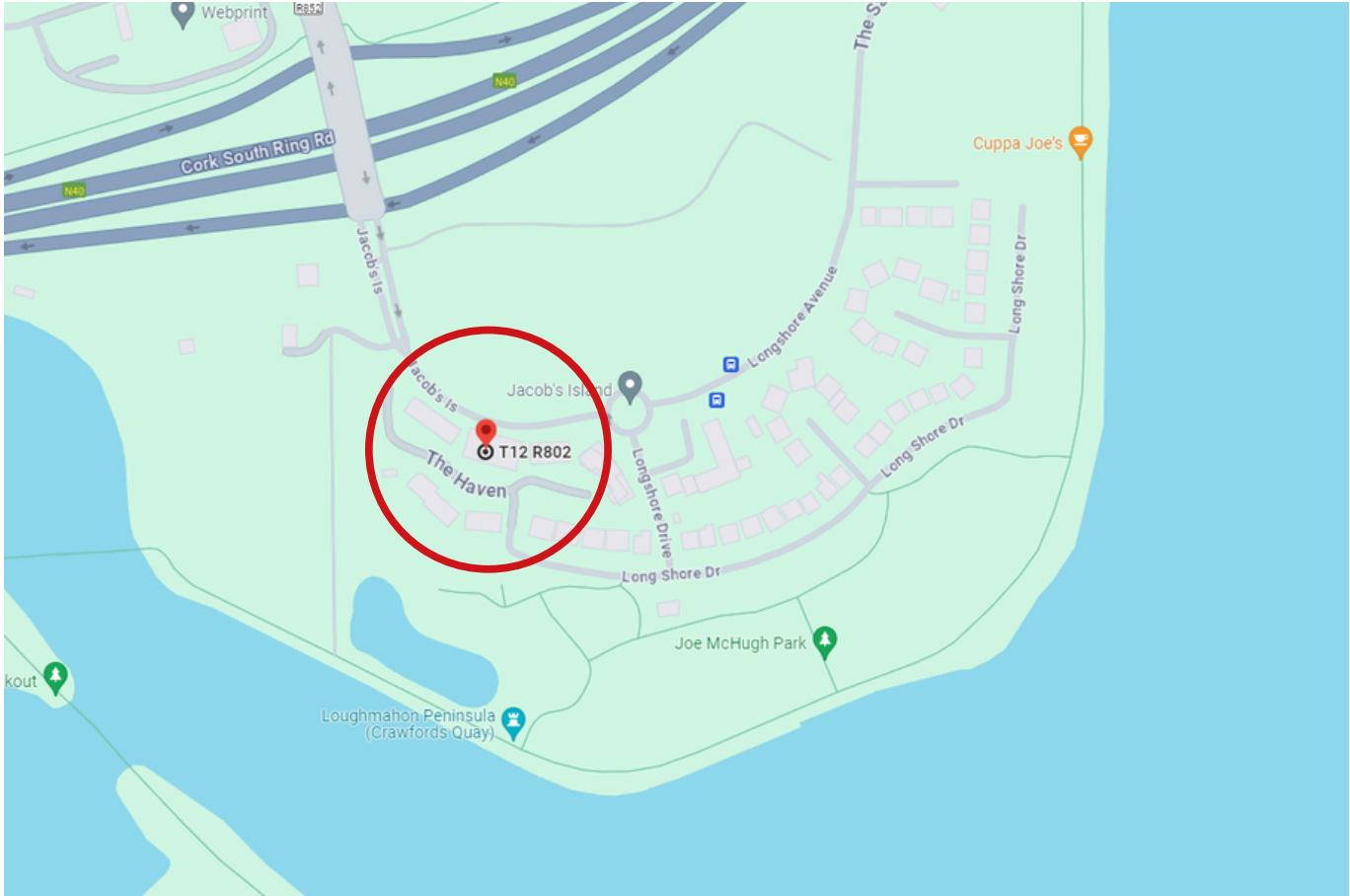
1ST FLOOR



**ERA Downey McCarthy**  
REAL ESTATE THE PEOPLE YOU CAN TRUST

## | DIRECTIONS

Please see Eircode T12 R802 for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV

**087 7522244**

**[garry@eracork.ie](mailto: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.