



Downey McCarthy

THE PEOPLE YOU CAN TRUST

551 The Heron, The Sanctuary, Jacobs Island, Blackrock, Cork



AMV: €465,000

BER B3

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 pleased to present to the market this spectacularly presented and recently refurbished two bedroom, seventh floor, penthouse apartment situated in the popular residential development of Jacob's Island, Blackrock.

Boasting breath taking uninterrupted harbour views from its lofty perch, this spectacular property offers the perfect balance of spacious open plan living accommodation combined with two large bedrooms. The property presents with an array of new high quality finishings to include a bespoke Celtic Interiors Kitchen, spectacular timber flooring and an attractive colour palette.

The property benefits from its convenient location just a 5 minute walk 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.

In brief the properties accommodation consists of a reception hallway, main hallway, open plan living/dining/kitchen area, two spacious double bedrooms, an en suite and a main family bathroom.

| FEATURES

- Newly Refurbished 7th Floor Penthouse Apartment
- Unrivalled panoramic views over Cork Harbour
- Superb open plan living space with floor to ceiling windows
- Southern & Easterly aspects
- New Celtic Interiors Kitchen with accompanying Dekton countertops and splashbacks
- New high end waterproof flooring throughout
- Approx. 95.04 Sq. M. / 1,023 Sq. Ft.
- Built in 2005
- BER B3 qualifying the property for a Green Mortgage
- Two spacious double bedrooms with water views
- Three spacious balconies with water views
- Utilities include natural gas and high speed broadband
- Secure gated development with underground parking
- 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 €1,700 p/a (reduced to €1,400 p/a if Early Payment Discount implemented)
- Block managed by ERA Downey McCarthy

| RECEPTION HALLWAY

3.6m x 5.1m (11'8" x 16'7")

A solid walnut door with an attractive inlay allows access to the main reception hallway from the communal landing. The hallway is finished with new high quality, light oak, waterproof laminate timber flooring and the area boasts an attractive neutral colour palette. There is one radiator, recessed spot lighting, a skylight for natural light and two power points. The gas boiler is located within a built-in storage area and there is a refurbished hot press area which has been newly fully shelved for storage and houses a new high efficiency water tank.



| OPEN PLAN

LIVING/DINING/KITCHEN AREA

6.6m x 7.2m (21'6" x 23'6")

This spectacular, dual aspect, light filled room with its dramatic floor to ceiling windows frame the picture perfect harbour views beautifully. The room offers high quality laminate timber flooring offering seamless continuity between the apartments accommodation. The vaulted ceilings offer recessed spot lighting and feature light fittings and the room offers plentiful living and dining accommodation. Direct access to two generous sized balconies can be gained from the room allowing occupants to enjoy the outdoor space the property offers.



The room boasts a new Celtic Interiors fitted kitchen with contrasting Dekton worktop counters and splashbacks. The kitchen incorporates a spacious breakfast counter, a new integrated pyrolytic Electrolux oven complimented by a new Bora induction hob with integrated extractor fan, plumbing for a washing machine, a new free standing fridge and a stainless steel sink with a carbon filter and tri-flow tap. There is recessed spot lighting within the kitchen, two feature light pieces, four radiators, wall-mounted cabinets and access to dual balcony areas.



| BEDROOM 1

3.65m x 4.3m (11'9" x 14'1")

This superb king size bedroom has high quality laminate timber flooring, one centre light piece and a feature vertical radiator finished in an anthracite colour scheme. There are six power points, one telephone point, one television point, attractive décor and a solid door allowing access to the en suite. Double glass doors allows access to a south facing balcony.



| EN SUITE

1.55m x 2.13m (5'0" x 6'9")

The en suite bathroom features a three piece suite including a newly installed corner shower featuring a rainfall shower head. There is one skylight window, floor and wall tiling, a heated towel rail, a wall-mounted light fitting, an extractor fan and one centre light piece.



| **BEDROOM 2**

3.65m x 3.65m (11'9" x 11'9")

This spacious double bedroom has one window overlooking the side of the property offering estuary views. There is one centre light piece, high quality laminate timber flooring, one radiator, six power points, one television point and attractive neutral décor.



| **MAIN BATHROOM**

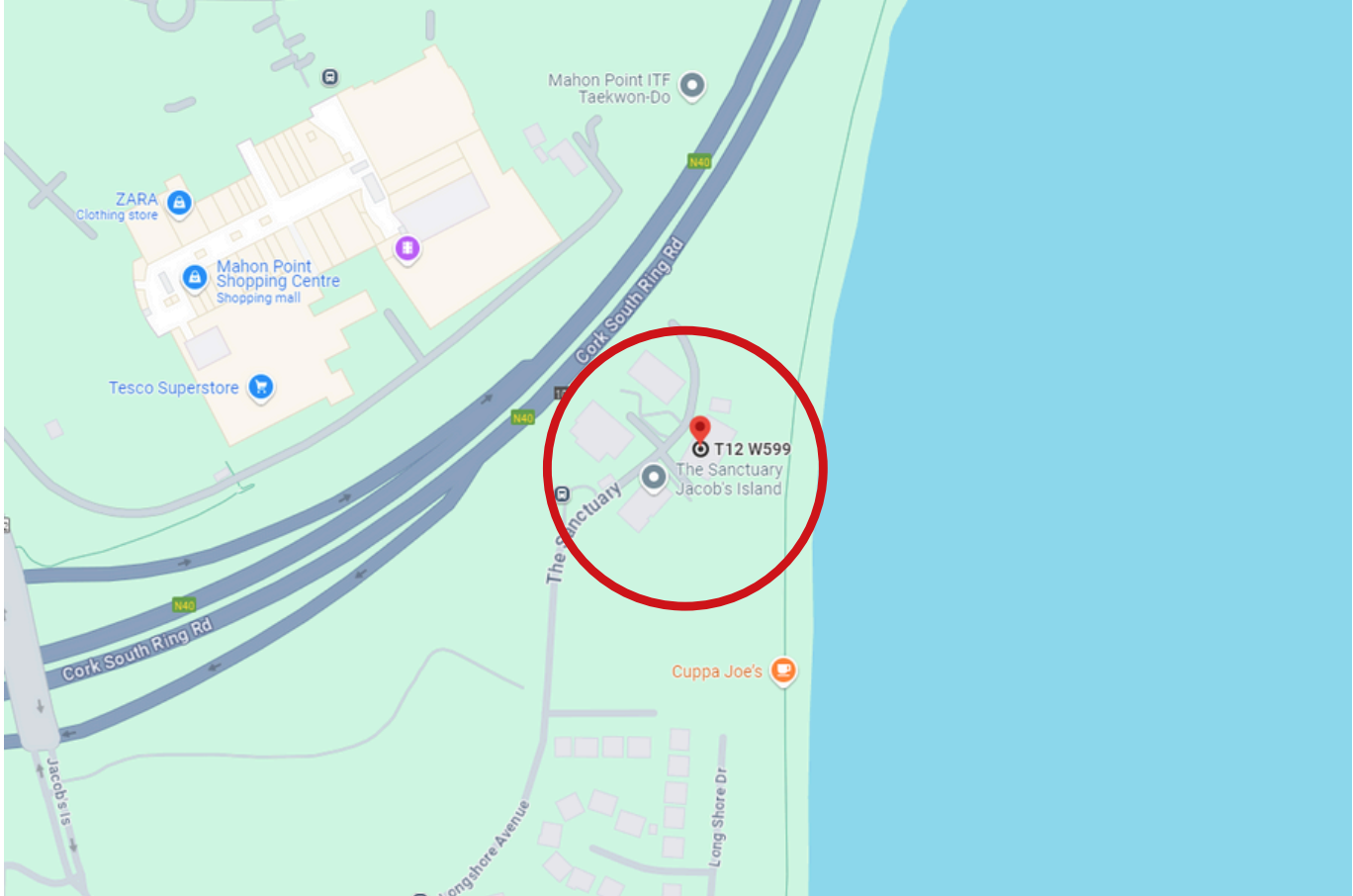
2.2m x 2.55m (7'2" x 8'3")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath. There is a Velux window, modern floor and wall tiling, a heated towel rail, one centre light piece, one wall-mounted light piece and neutral décor.



| DIRECTIONS

Please see Eircode T12 W599 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.