

125 The Haven, Jacob's Island, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented three bedroom duplex apartment in the much acclaimed, secure complex development Jacob's Island, Blackrock, Cork.

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 the 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 consists of reception hallway, guest w.c, open plan kitchen/dining area, spacious main living room, sun room and access to the south facing balcony on the ground floor. Upstairs the property offers three spacious double bedrooms, an en suite bathroom and a family bathroom.

AMV: €345,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Beautifully presented duplex
- Approx. 117.1 Sq. M. / 1,2760 Sq. Ft.
- Built in 2004
- BER B3 - qualifying the property for Green Mortgage Interest Rates
- Gas fired central heating
- Double glazed windows
- Modern interior finish
- Three spacious double bedrooms
- South facing balcony
- Superb rear sun room
- Much sought after residential location
- Adjacent to Mahon Point Shopping and Commercial Centres and Jack Lynch Tunnel
- One allocated parking space allocated within the secure gated complex
- Rental potential of €2,500 p/m
- Management fees €1,600 p/a reduced to €1,400 if Early Payment Discount is implemented

| RECEPTION HALLWAY

5.85m x 1.9m (19'1" x 6'2")

A teak door with glass centre panelling allows access to the main reception hallway. A beautifully presented reception hallway features impressive semi-solid oak timber flooring, recessed spot lighting and attractive neutral décor. There is one radiator, two power points, one telephone point, under stair storage, an alarm control panel and a thermostat control for the heating.



| GUEST W.C

1.75m x 0.85m (5'7" x 2'7")

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

| KITCHEN/DINING

4.75m x 3.35m (15'5" x 10'9")

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



| LIVING AREA

4.65m x 5.5m (15'2" x 18'0")

This spectacular main living area finished with a beautiful rich teal colour scheme has one window to the rear of the property and double doors which allow access to the sun room. This room is flooded with natural light owing to its south facing aspect and is finished with high quality semi-solid oak timber flooring and recessed spot lighting. There is a fireplace piped for a gas stove with a modern timber surround, granite hearth and gas insert, wall-mounted shelving, two radiators, eight power points, two television points and three telephone points.



| SUN ROOM

2.85m x 2.35m (9'3" x 7'7")

This versatile room which could serve a multitude of uses either as a home office, study, play room or second living area. The south facing room has semi-solid timber flooring, one centre light piece, one radiator, two power points, two Velux windows and is dual aspect. A PVC glazed door allows access to a spacious balcony.



| STAIRS AND LANDING

2.95m x 2.5m (9'6" x 8'2")

The stairs and landing features carpet flooring throughout. At the top of the landing there is a large Velux window flooding the area with natural light, attractive neutral décor, recessed spot lighting, two power points, a smoke alarm and a thermostat control for the heating.

| BEDROOM 1

3.9m x 3.15m (12'7" x 10'3")

A spacious double bedroom has one window to the front of the property with a curtain rail and curtains. The room has an attractive colour scheme, carpet flooring and an extensive array of built-in storage units. The room has one centre light piece, one radiator, six power points, one television point and one telephone point. A door allows access to the en suite bathroom.



| EN SUITE

1.9m x 1.75m (6'2" x 5'7")

The large en suite bathroom features a three piece suite with modern floor and wall tiling. There is one centre light piece, one window to the side of the property, a heated stainless steel towel rail and storage units.

| **BEDROOM 2**

5m x 2.75m (16'4" x 9'0")

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



| **BEDROOM 3**

3.9m x 2.65m (12'7" x 8'6")

A large double bedroom has one window to the rear of the property offering superb views over the estuary. The room offers an attractive colour palette, carpet flooring and built-in storage space. There is one radiator, one centre light piece, six power points, one television point, one telephone point and access to the attic.



| **BATHROOM**

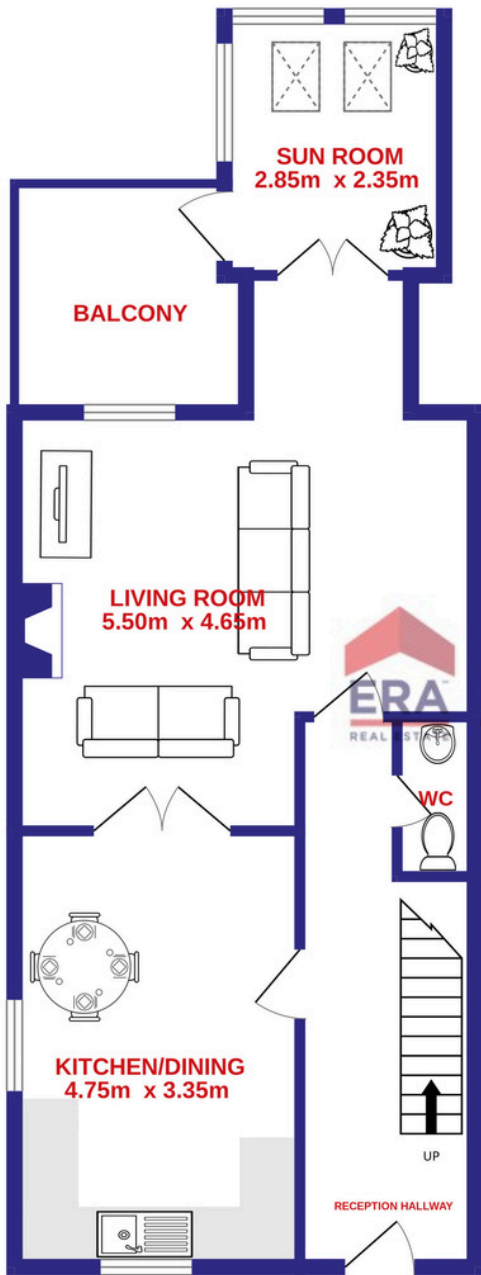
2.5m x 2m (8'2" x 6'5")

The main bathroom features a four piece suite including a Triton electric shower fitted over the bath, attractive modern wall tiling and timber effect tile flooring. There is one window to the front of the property, one centre light piece, one wall-mounted mirror with integrated lighting and one radiator. The hot press area which is shelved for storage is accessed from the bathroom.

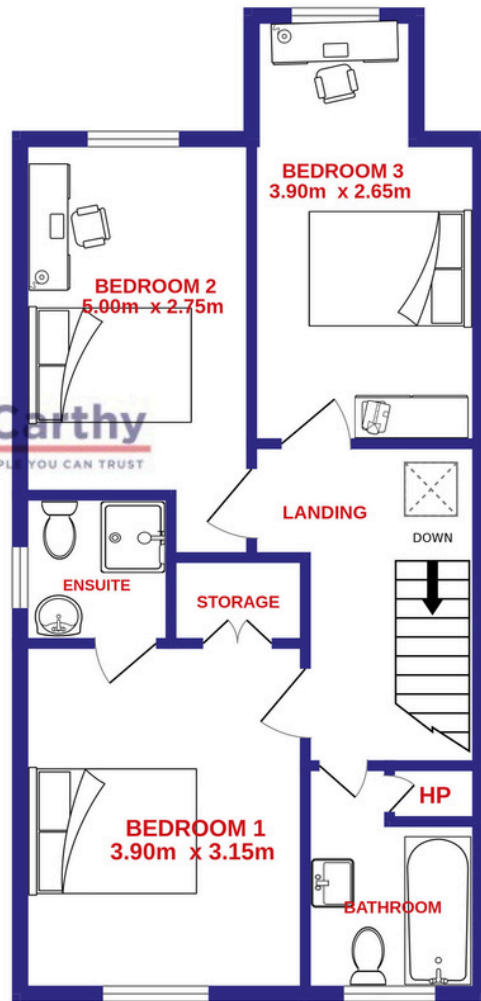


FLOOR PLAN

GROUND FLOOR



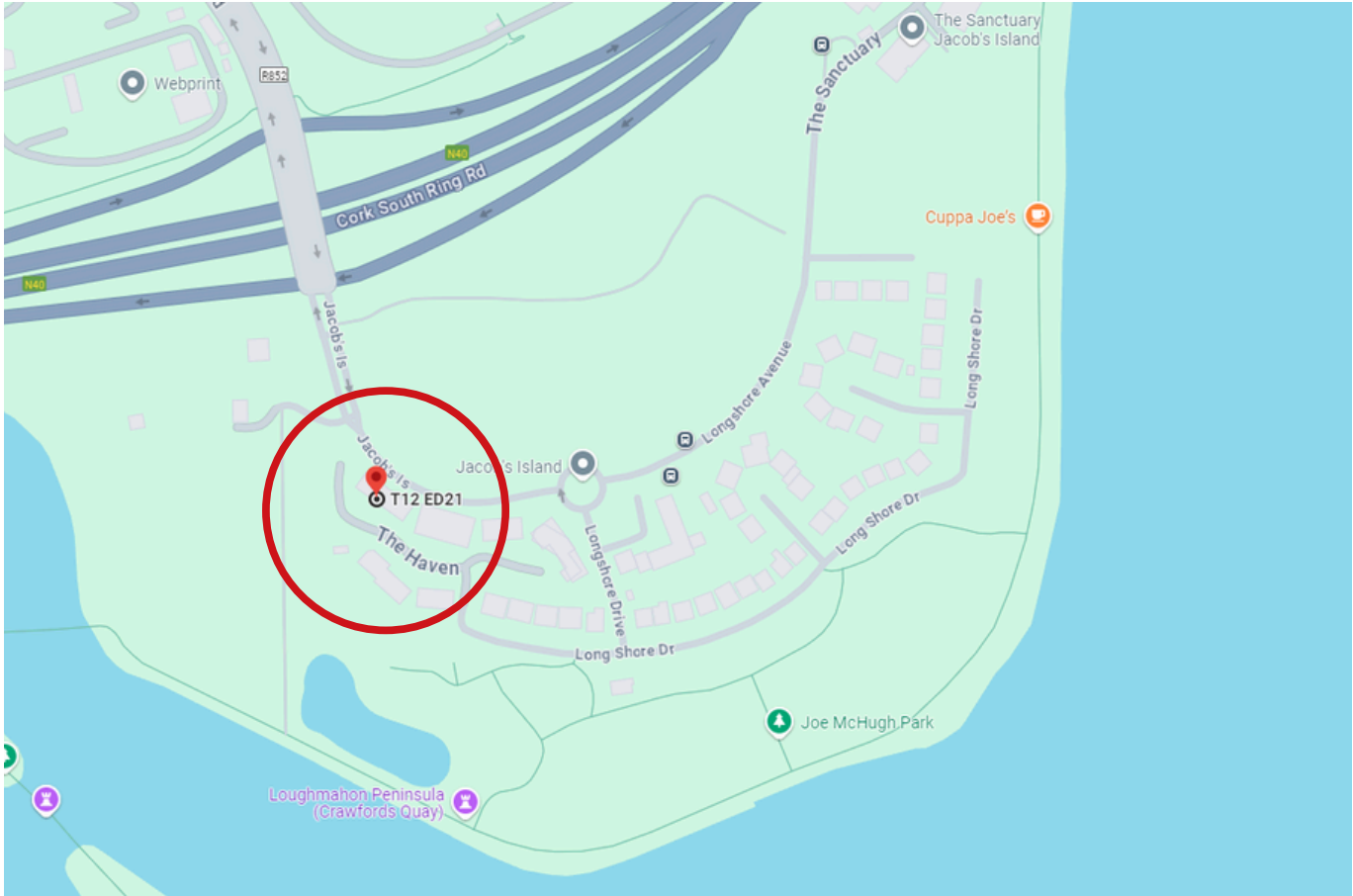
1ST FLOOR



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| DIRECTIONS

Please see Eircode T12 ED21 for directions.



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