

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



Angela Jordan of ERA Downey McCarthy Auctioneers is delighted to present to the market this superb, newly renovated three bedroom duplex apartment in the much acclaimed Jacob's Island development, Blackrock, Cork.

The property benefits from its convenient location just a 5 minute walk to Mahon Point Shopping Centre, 10 minutes drive 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 Cork Harbour Greenway offering convenient flat surfaces to 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: €350,000**

**BER B3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Beautifully bright and spacious duplex
- Approx. 114 Sq. M. / 1,227 Sq. Ft.
- Built in 2004
- BER B3 - qualifying the property for Green Mortgage Interest Rates
- Gas fired zone controlled central heating
- Double glazed windows
- New flooring throughout
- Three spacious double bedrooms with master en suite
- 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
- Management fees €1,600 per annum

## | RECEPTION HALLWAY

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

A teak door allows access to the main reception hallway. A beautifully presented reception hallway features impressive newly fitted wooden effect flooring in the colour of sand oak, recessed spot lighting and attractive neutral décor. There is one radiator, two power points, one telephone point, under stair storage, a smoke detector 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 a continuation of the flooring from the hallway, one centre light piece and an extractor fan.

## | KITCHEN/DINING

4.82m x 3.36m (15'8" x 11'0")

This is a dual aspect open plan kitchen/dining area. The room has extensive dining space, new flooring throughout, recessed spot lighting, 4 countertop power points, one radiator, one window to the side of the property and one window to the front.



## | LIVING AREA

4.65m x 5.61m (15'2" x 18'4")

This room is flooded with natural light owing to its south facing aspect and is finished with high quality sand oak effect flooring and recessed spot lighting. There is a fireplace with a dark timber surround and granite hearth, two radiators, eight power points, two television points and three telephone points.



## | SUN ROOM

2.96m x 2.63m (9'7" x 8'6")

The south facing room has the new flooring fitted, 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 new carpet flooring throughout. It has an attractive neutral décor, recessed spot lighting, two power points, a smoke alarm, a thermostat control for the heating and access to the attic.

## | BEDROOM 1

3.9m x 3.25m (12'7" x 10'6")

A spacious double bedroom has one window to the front of the property with a curtain rail and curtains. The room has a neutral colour palette, a continuation of the downstairs 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

1.56m x 1.5m (5'1" x 4'9")

The en suite bathroom features a three piece suite with floor and wall tiling. There is one centre light piece, one window to the side of the property.

## | **BEDROOM 2**

5.03m x 2.75m (16'5" x 9'0")

A large double bedroom has one window to the rear of the property with sand oak effect 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**

2.89m x 3.77m (9'4" x 12'3")

A large double bedroom has one window to the rear of the property. The room offers a neutral colour palette, sand oak effect flooring and built-in storage space. There is one radiator, one centre light piece, six power points, one television point, and one telephone point,



## | **BATHROOM**

2.58m x 2m (8'4" x 6'5")

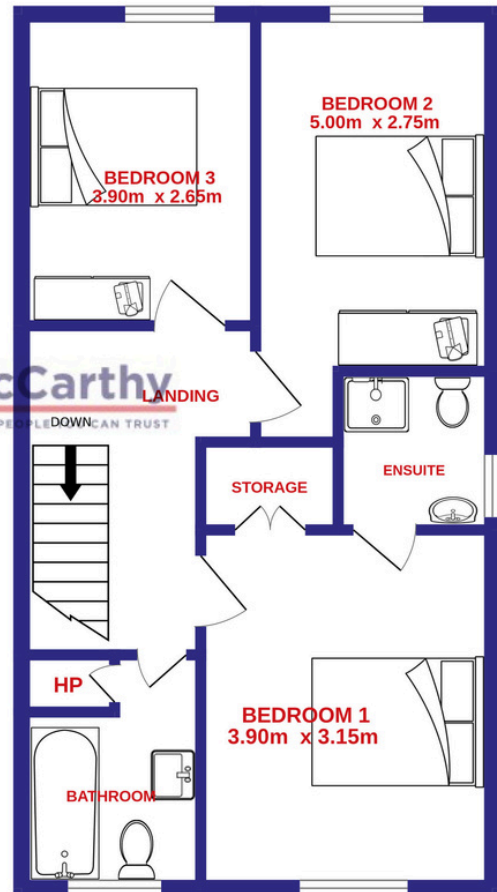
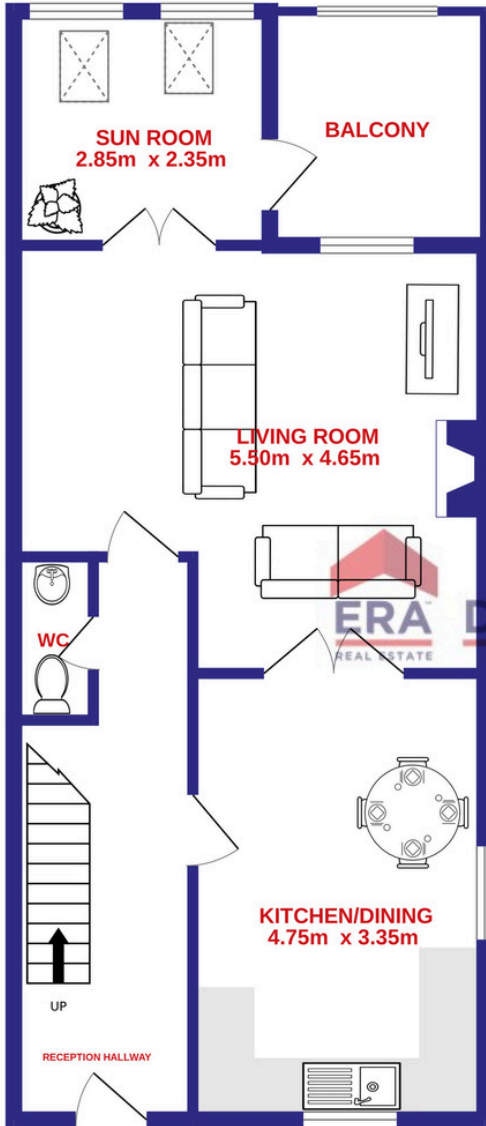
The main bathroom features a four piece suite including a new Triton electric shower fitted over the bath, attractive new modern wall and floor tiling. There is one window to the front of the property, one centre light piece, one wall-mounted mirror and one radiator. The hot press area which is shelved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



# | FLOOR PLAN

GROUND FLOOR

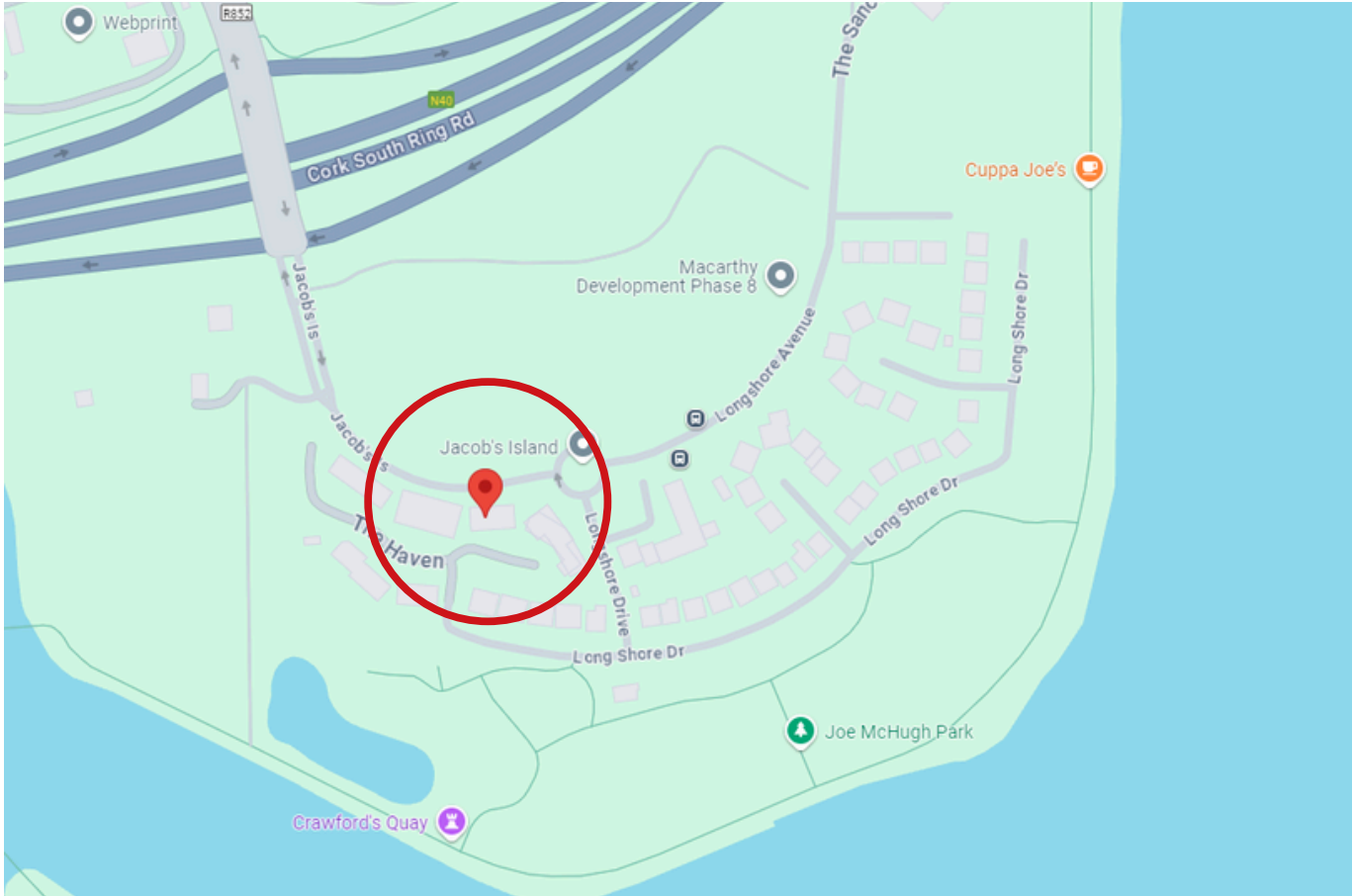
1ST FLOOR



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## | DIRECTIONS

Please see Eircode T12 N603 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

### Solicitor Details:

Val Turnbull, Foley Turnbull Solicitors, Joyce House, Barrack Square, Ballincollig, Cork

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