

628 The Kingfisher, The Sanctuary, Jacobs Island, Mahon, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this well-presented, two bedroom, third floor apartment situated in the much acclaimed and private, gated development of Jacob's Island, 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 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, open plan kitchen/living/dining area, two bedrooms, en suite bathroom and the main bathroom.

AMV: €300,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 72 Sq. M. / 775 Sq. Ft.
- Built in 2007
- BER B3 - qualifying the property for Green Mortgage Interest Rates
- Double glazed windows
- New carpet flooring and freshly painted throughout
- Open plan living accommodation
- Furniture included as part of the sale
- Balcony area
- 1 x allocated parking space
- Rental potential of €1,407 p/m
- Situated within a secure and well maintained development block managed by ERA Downey McCarthy
- Convenient location within a 5 minute walk to Mahon Point Shopping Centre & positioned on the 215/215A bus route
- Direct access to the Marina Loop Greenway allowing access to Blackrock, Cork City & Passage West
- Ideal first time buy/investment opportunity/down sizing property
- Management fees €2,000 p/a (reduced to €1,700 p/a if Early Payment Discount implemented)

| RECEPTION HALLWAY

3.95m x 1.35m (12'9" x 4'4")

The reception hallway has new laminate flooring, recessed spot lighting, power points. There is also access to the boiler and access to a walk-in utility area which has plumbing for a washing machine and can be used for storage.



| OPEN PLAN KITCHEN/DINING/ LIVING

6.75m x 5.05m (22'1" x 16'5")

This open plan room is dual aspect with two large windows to the front of the property, and a door with glass panelling allowing access to a side balcony.

The kitchen has fitted units at eye and floor level in an L-shape with worktop counter, laminate flooring, recessed spot lighting, power points, a stainless steel sink, integrated oven/hob/extractor fan, dishwasher, and under counter fridge.

The living/dining area has recessed spot lighting, neutral décor, new carpet flooring, two large radiators, and power points.



| BEDROOM 1

4.5m x 3.01m (14'7" x 9'8")

This is a spacious double bedroom with one window to the front of the property, built-in wardrobe, new carpet flooring, neutral décor, power points, one centre light piece, and a door allowing access to an ensuite.



| EN SUITE

1.8m x 1.9m (5'9" x 6'2")

The en suite bathroom features a three piece suite including a corner shower area, floor and wall tiling, one centre light piece, one extractor fan.



| BEDROOM 2

3.31m x 2.85m (10'9" x 9'3")

Another spacious double bedroom has one window to the front of the property, built-in wardrobe, new carpet flooring, neutral décor, one centre light piece, and power points.



| BATHROOM

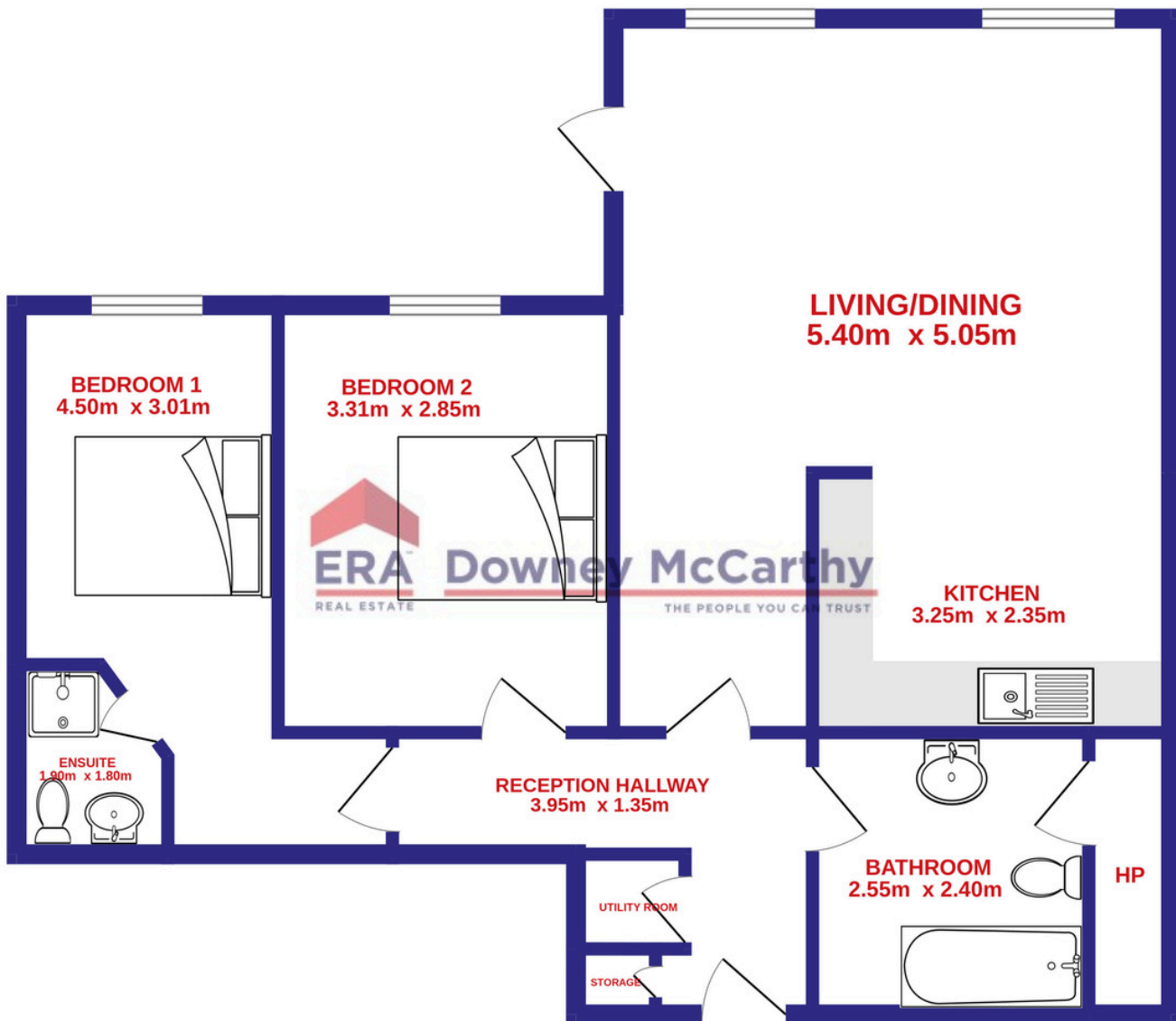
2.55m x 2.4m (8'3" x 7'8")

The main bathroom features a four piece suite including a shower fitted over the bath, floor and wall tiling, one centre light piece, one extractor fan and a heated towel rail. A door from the bathroom allows access a hot press area which is shelved for storage and houses the hot water tank.



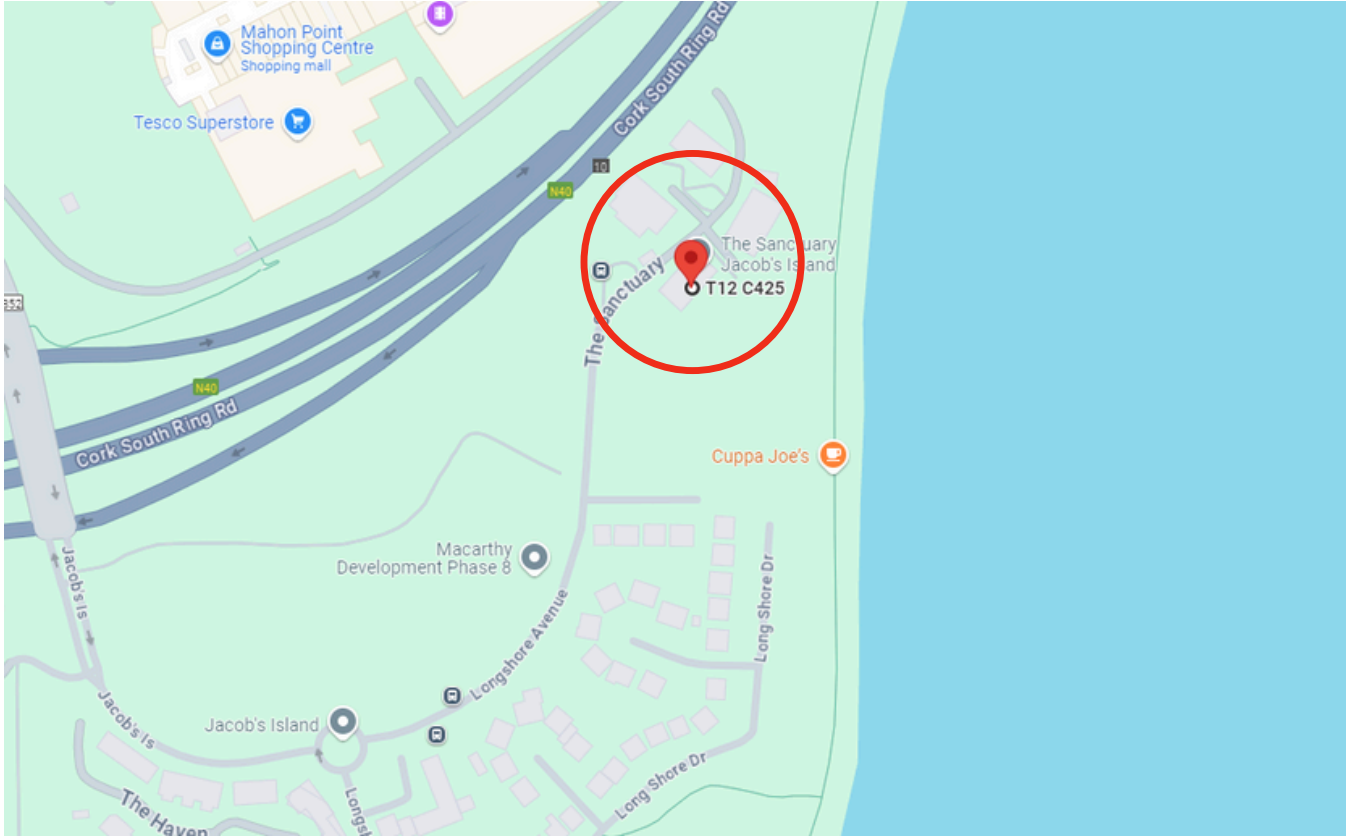
| FLOOR PLAN

APARTMENT



| DIRECTIONS

Please see Eircode T12 C425 for directions.



| ALL ENQUIRIES TO:

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