

## 154 The Haven, Jacobs Island, Mahon, 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 development of The Haven, Jacob's Island. The property is located within a 5 minute walk to Mahon Point Shopping and retail centres and the Cork Mater Private Hospital. The area offers immediate access to the N40 South Ring Road network as well as the Jack Lynch Tunnel. This light filled apartment benefits from dual aspect rooms, a south facing rear aspect, unobstructed views of the complex to the front, and pleasant estuary views from the rear sunroom and balcony.

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: €365,000**

**BER B2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 118.2 Sq. M. / 1,272 Sq. Ft.
- Built in 2004
- BER B2
- South facing rear aspect & estuary views
- Gas fired central heating
- Double glazed windows
- Three spacious bedrooms
- Much sought after residential location adjacent to Mahon Point Shopping and Commercial Centres, N40 road network and Jack Lynch Tunnel
- Close proximity to a host of multinational employers in Ringaskiddy and Little Island
- One parking space allocated
- Secure gated complex
- Rental potential of €1,648 p/m from 1st June 2025

## | RECEPTION HALLWAY

5.88m x 1.92m (19'2" x 6'2")

A teak door with glass centre panelling allows access to the main reception hallway. This bright and spacious area features attractive décor with impressive tile flooring and recessed spot lighting. There is one large radiator, extensive under stair storage, and two power points.



## | GUEST W.C

The guest w.c features a two piece suite with wall-mounted shelving, one centre light piece and an extractor fan.



## | KITCHEN/DINING

5.1m x 3.37m (16'7" x 11'0")

A superb, dual aspect, kitchen/dining area has one window to the front of the property, and one window to the rear, both including curtain rails and curtains. The kitchen features impressive modern units at eye and floor level, hand-painted in a light grey colour scheme, with an extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, dishwasher, plumbing for a washing machine and space for a dryer. The room has tile flooring, recessed spot lighting, neutral décor, one large radiator, eleven power points, one telephone point, and extensive dining space. Double doors allow access from the room to the living room.



## | LIVING ROOM

4.26m x 5.62m (13'9" x 18'4")

The living room features impressive tile flooring and recessed spot lighting. This light filled room has one window to the rear and double doors allowing access to the rear sun room, offering estuary views and a south facing aspect. There is attractive décor, two large radiators, six power points, two television points, and two telephone points.



## | SUN ROOM

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

A superb multipurpose room offers tile flooring, two Velux windows, one centre light piece, one large radiator and two power points. The room offers beautiful views across the estuary and the surrounding woodland setting. Double doors from here allows access to a balcony area.



## | STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring. At the top of the landing there is recessed spot lighting, two power points, an access hatch to the attic, a smoke alarm, and a thermostat control for the heating.



## | **BEDROOM 1**

3.65m x 3.26m (11'9" x 10'4")

A spacious double bedroom has one window to the front of the property including a curtain rail, curtains, and a roller blind. The room has high quality carpet flooring, attractive décor, and impressive built-in storage units. There are six power points, one television point, one telephone point, and a door allowing access to the en suite bathroom.



## | **EN SUITE**

1.55m x 1.6m (5'0" x 5'2")

The en suite bathroom features a three piece suite including a corner shower area incorporating a mains operate shower, floor and wall tiling, one window to the side of the property, one centre light piece, one wall-mounted light piece, and one radiator.



## | **BEDROOM 2**

4m x 2.87m (13'1" x 9'4")

This large double bedroom has one window to the rear of the property including a curtain rail, curtains, and a roller blind. The room has high quality carpet flooring, attractive décor and built-in storage units. There is one centre light piece, one radiator, six power points, one telephone point, and one television point.



### | **BEDROOM 3**

5.2m x 2.6m (17'0" x 8'5")

A spacious double bedroom has one window to the rear of the property including a curtain rail, curtains, and a roller blind. The room has high quality carpet flooring, attractive décor, and impressive built-in storage units. There is one centre light piece, one radiator, six power points, and one television point.



### | **BATHROOM**

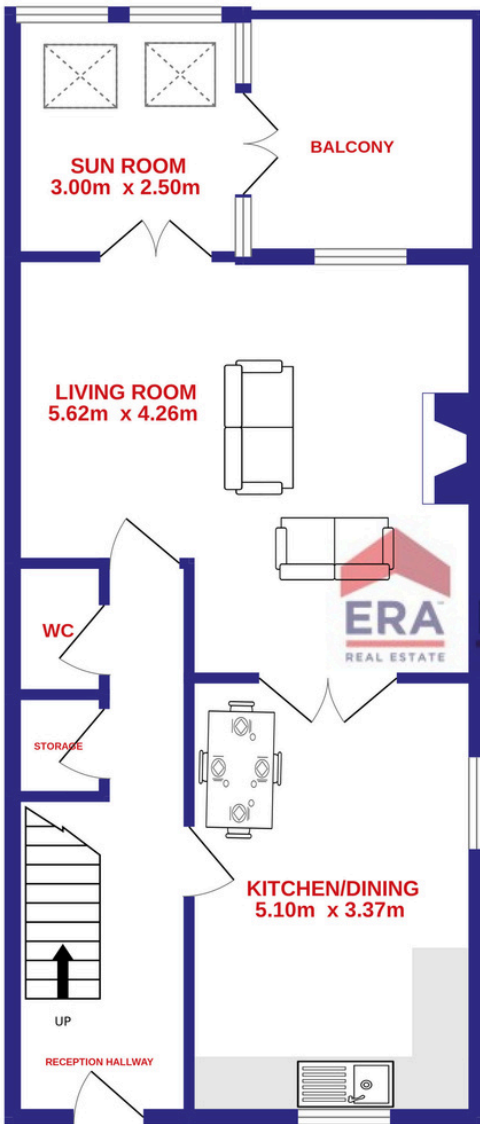
2.6m x 2m (8'5" x 6'5")

The main bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has floor and wall tiling, one window to the front of the property, one centre light piece, one wall-mounted light piece, and one radiator. Located within the room is a hot press which is shelved for storage.

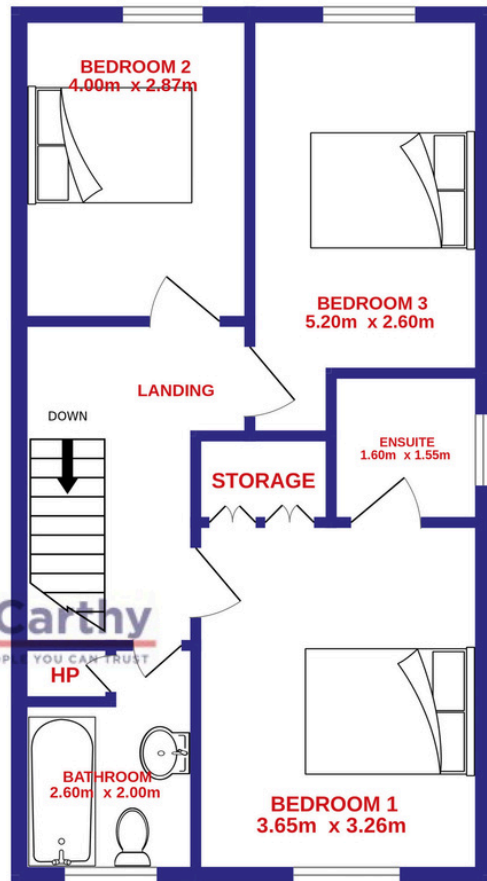


# | FLOOR PLAN

GROUND FLOOR



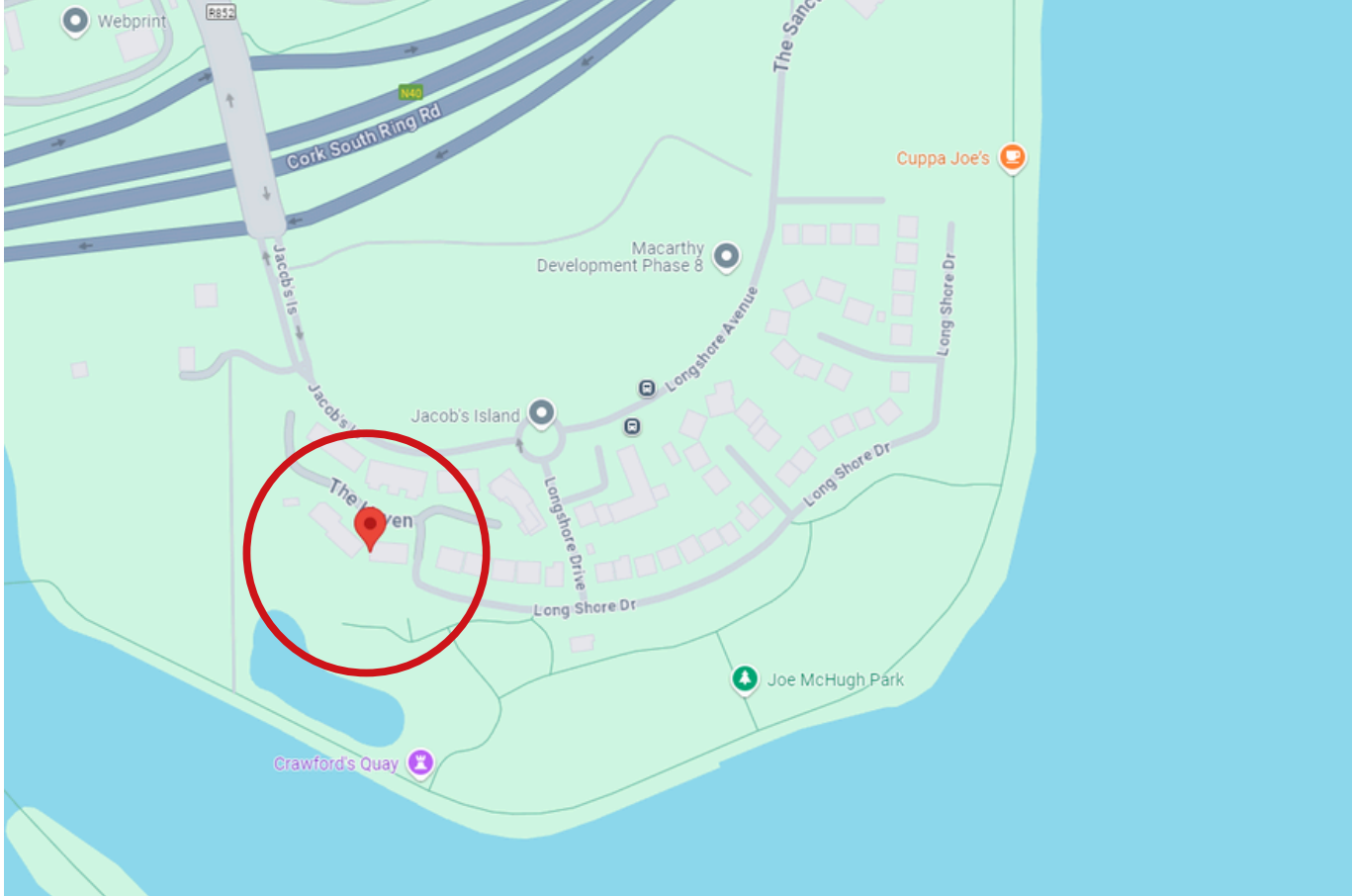
1ST FLOOR



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## | DIRECTIONS

Please see Eircode T12 NP21 for directions.



## | ALL ENQUIRIES TO:

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