

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



ERA Downey McCarthy are delighted to present to the market this impressive fifth floor, two bedroom apartment situated in the popular residential development of The Sanctuary in Jacob's Island and offering panoramic views to the front of the property over Cork City. The property has been immaculately maintained and benefits from its convenient location just a 5 minute walk to Mahon Point Shopping Centre and 15 minutes drive from Cork City centre. Viewing comes highly recommended.



AMV: €345,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 76.35 Sq. M. / 822 Sq. Ft.
- Built in 2007
- BER B3
- Gas fired central heating
- Double glazed PVC windows
- Two double bedrooms
- Superb open plan and modern accommodation
- Modern fitted kitchen
- Balcony area
- Allocated car space - no. 39
- Rental potential of €1,600 p/m
- Situated within a secure, gated development
- Well maintained development
- Convenient location a 5 minute walk to Mahon Point Shopping Centre
- Ideal first time buy/investment opportunity
- Management fees €2,000 p/a (reduced to €1,700 p/a if Early Payment Discount implemented)
- Block managed by ERA Downey McCarthy

| RECEPTION HALLWAY

3.95m x 1.33m (12'9" x 4'3")

A bright reception hallway features attractive décor throughout with carpet flooring and recessed spot lighting. The hallway has enclosed storage, and a utility area which has plumbing for a washing machine, two power points, one centre light piece.



| OPEN PLAN KITCHEN/DINING/LIVING

5.37m x 5.05m (17'6" x 16'5")

This is a modern and impressive open plan kitchen/dining/living area with two large windows to the front of the property which allows extensive natural light to flood the room and offers panoramic views over Cork city. There is also access to an enclosed balcony. The area has attractive décor with new carpet flooring and recessed spot lighting. There are two large radiators, six power points, two television points, two telephone points, extensive dining space and one thermostat control for the heating. An open arch allows access to the kitchen/dining area.



Kitchen - 2.33m x 3.25m (7'6" x 10'6")

A superb open plan kitchen is finished in an L-shape with units at eye and floor level, extensive worktop counter space, tiled flooring, recessed spot lighting and eleven power points. The kitchen includes an integrated oven/hob/extractor fan, dishwasher, a stainless steel sink and fridge freezer.

| BEDROOM 1

4.5m x 3m (14'7" x 9'8")

A superb bedroom has one window to the front of the property including a curtain rail and curtains. The room has attractive neutral décor, new carpet flooring and built-in storage units. There is one large radiator, one centre light piece, six power points, one telephone point, one television point and also access to an ensuite bathroom from the main bedroom.



| EN SUITE

1.71m x 1.9m (5'6" x 6'2")

The en suite bathroom features a three piece suite including a mains operated corner shower, impressive floor and wall tiling, one centre light piece, one extractor fan, one wall-mounted light piece, wall-mounted shelving and a heated towel rail.



| BEDROOM 2

3.33m x 2.86m (10'9" x 9'3")

This double bedroom has one window to the front of the property including a curtain rail and curtains and offers panoramic views. The room has attractive décor with new carpet flooring, built-in storage units, one radiator, one centre light piece, six power points, one telephone point and one television point.



| BATHROOM

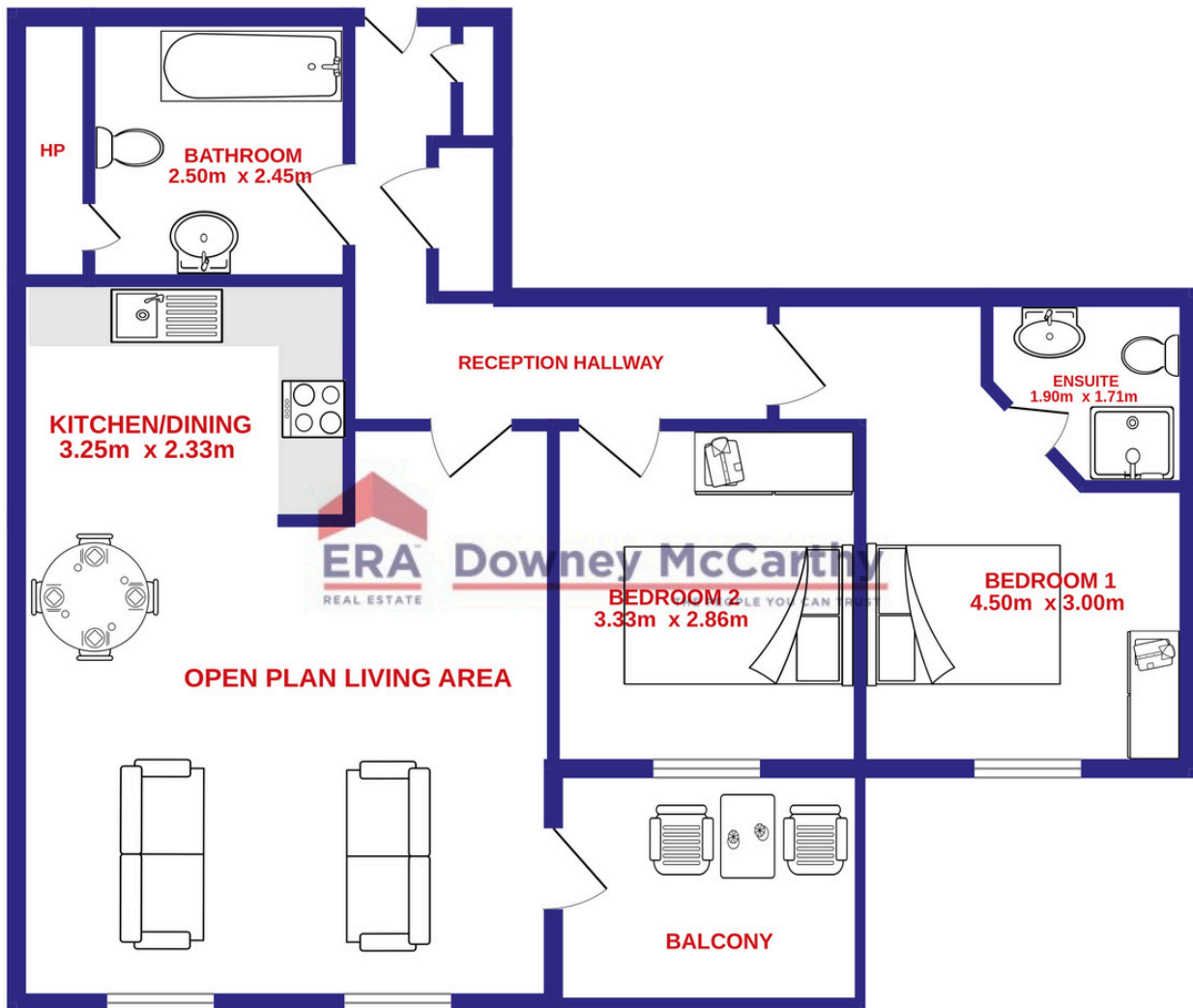
2.5m x 2.45m (8'2" x 8'0")

The main bathroom features a four piece suite including a mains operated shower fitted over the bath, high quality floor and wall tiling including attractive border tiles, one centre light piece, one extractor fan, one wall-mounted light piece and a heated towel rail. A door from this bathroom allows access to a hot press area which has extensive storage space, one centre light piece and is fully shelved.



| FLOOR PLAN

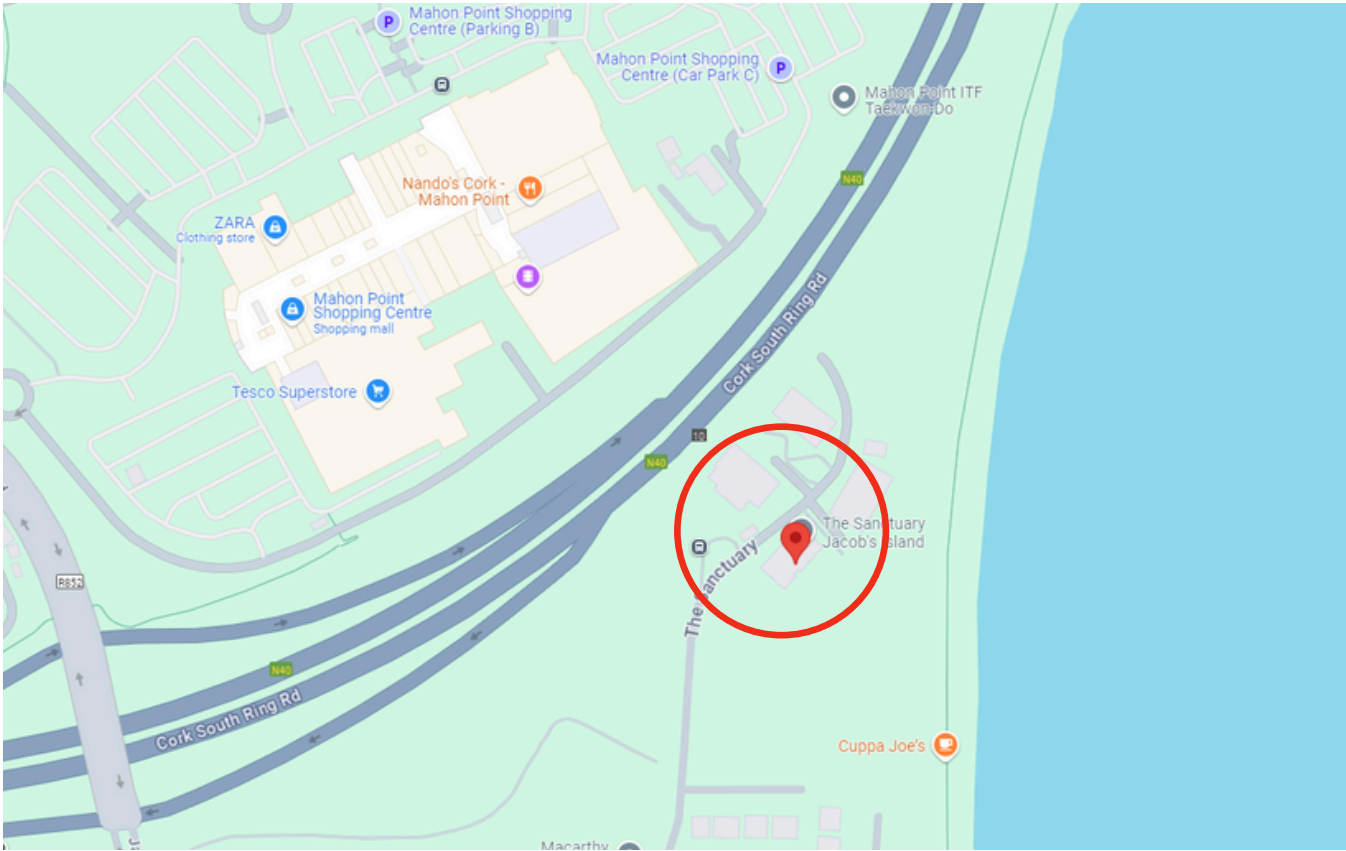
APARTMENT



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.

| DIRECTIONS

Please see Eircode T12 AN23 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

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