



NO.139 THE FALCON, JACOBS ISLAND, MAHON, CO CORK – T12 PP90

EXCELLENT TWO BEDROOM PENTHOUSE APARTMENT WITH SOUTH-WEST ASPECT

BER B3

savills

NO.139 THE FALCON

For Sale by Private Treaty

CKK220110

- Beautiful 2-bedroom sixth floor penthouse apartment
- Approx. 83.4 sq m / 898 sq ft
- Additional roof terrace area approx. 36.7 sq m / 390 sq ft
- Wonderful bright South-West facing aspect
- Excellent presentation and decoration
- One underground car space / fully inclusive management fees
- High speed broadband / Audio speaker system
- GFCH / Secure access / Landscaped communal gardens

Savills is delighted to present No.139 The Falcon, Jacobs Island, very bright and beautifully presented two-bedroom penthouse apartment, with a commanding views and superb outdoor balcony space.

Situated on the sixth floor this very spacious home is decorated to a high standard and has large array of glazing allowing in an abundance of natural light and taking full advantage of its south-western aspect. There includes three south and west facing terraces bringing the total floor area to a generous 119 sq ft / 1,288 sq ft (approx.).

Upon entering this magnificent penthouse you will be greet with a beautifully tiled entrance hall and continuing ahead you will enter the fantastic open plan livingroom, dining and kitchen.

The kitchen is great with a modern fully fitted kitchen installed, with marble work tops, tiling, and a great selection of appliances. The livingroom/dining is an amazingly bright and spacious area, with a double height ceiling and windows. There is direct access to a very large roof terrace, perfect to eating out and entertaining and in addition there is another roof terrace just off the dining area. So plenty of options to tend a small roof garden or to catch a breath of fresh air!

The master bedroom is a good-sized double room with direct access to a private roof terrace, has wardrobe space and a beautifully tied ensuite.

Bedroom two is large double bedroom with a sunny southwest aspect and a built-in wardrobe.

The master bathroom is fully tiled and has a great selection of bathroom ware.

In addition there is one private underground car space with the apartment.

Jacobs Island is exceptionally well located and benefits from a regular bus stop on site for easy access to the city centre with easy pedestrian and vehicular access.

City Gate and Mahon point shopping centre are both within strolling distance. This property also boasts easy access to the South Link Road network, the Jack Lynch tunnel and M8 Cork – Dublin Road. Bus stop at the entrance to the development benefitting from a regular bus route to the City Centre (Bus No. 215 / 215A).

Don't miss this fantastic opportunity! Call Savills today!

ACCOMMODATION

Entrance Hallway

Tiled floor, recess light fittings, radiator, skylight.

Kitchen/dining/living room

This fantastic space has double height southwest facing glazing with superb river and countryside views. This spacious room incorporates a beautiful fully fitted kitchen with eye/ floor level units with beautiful marble work tops and tiled splashbacks. There is also a great selection of appliances including a five-ring gas hob, extractor fan, dishwasher, fridge/freezer, oven. In addition there is a lovely, tiled floor, marble tiled windowsills, TV point, recess light fittings, radiators, and access doors to two large balconies.

Utility room

Plumbed for washing machine and dryer, light fitting.

Master bedroom

A fantastic west facing double bedroom with direct access to its own private balcony. Includes, laminate timber flooring, built-in wardrobes, wall shelving, TV point, telephone point.

Ensuite

Fully tiled, WC, WHB, shower, light fitting, extractor fan, towel radiator.

Bedroom 2

Again a spacious west facing double room with a built-in wardrobe, laminate timber flooring, radiator, light fitting, shelving, TV, and telephone point.

Bathroom

Fully tiled, jacuzzi bath, shower, WC, WHB, extractor, towel radiator, light fitting.

Hotpress

Electric dual immersion and ample storage.

Storage Room

GFCH system and store



Roof Terrace (Approx.)

Main Roof Terrace – 25.4 sq m / 273 sq ft

Dining Roof Terrace – 4.1 sq m / 44 sq ft

Bedroom Roof Terrace – 6.8 sq m / 73 sq ft

DIRECTIONS

From entrance into Mahon Point Shopping Centre, traveling toward the N40 South Link Road, passing Johnson & Perrott on your right, cross the bridge and enter Jacobs Island after 390m. Continue straight and you will come to a roundabout and take the first exit. Continue straight for 330m and The Falcon is the first block ahead on your left. See sign. Alternatively, for SatNav or Google Maps input: T12 PP90

LOCATION & AMENITIES (APPROX.)

Bus Stop – 25m

N40 South Link Road – 600m

Mahon Point (Shopping, cinema, services) – 1.2km

Mater Private Hospital and VHI Swift Clinic – 1.3km

Horgan's Quay (Apple) – 8.5km

Kent Train Station – 9.4km

Cork City Centre – 9km

UCC – 9.7km

CUH – 10.1km

Cork Airport - 10km

Apple Holyhill – 13km

Ringaskiddy – 13.7km

BER DETAILS

BER No: B3

BER Number: 107291429

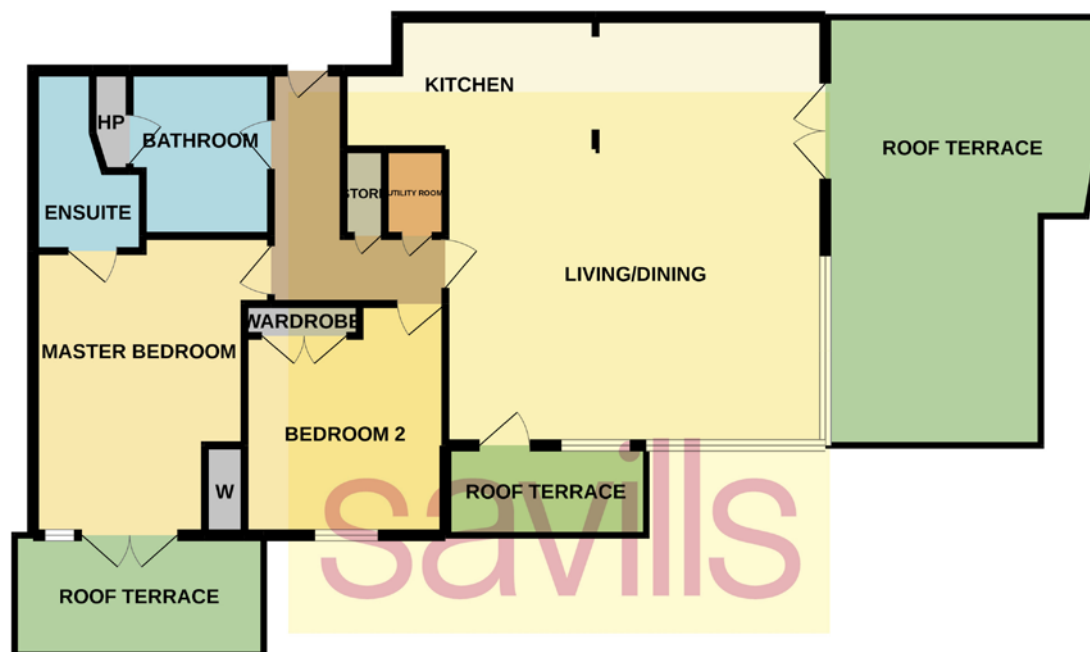
Energy Performance Indicator: 132.22 kWh/m²/yr

VIEWING

By appointment with Savills Cork
(021) 427 1371 or email: cork@savills.ie

For identification purposes only, not to scale

SIXTH FLOOR PENTHOUSE



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