

17 Westgate Road, Bishopstown, Cork.



This property is situated on a fine site with one of the largest gardens in Bishopstown to the rear.

The garden offers immense potential for the new owners with ample space for a large extension to the side and rear subject to planning permission, this could be a wonderful opportunity to create a special family home in a most desirable address.



AMV €375,000

PSRA Licence No. 002584

Accommodation

- Open Porch 2.45m x 1.06m
- Reception Hallway 2.44m x 5.53m
- Living Room 4.01m x 3.63m

This canopy/porch area has a tile floor, one ceiling light and a glass panel PVC door allows access to the main hallway.

A fine and spacious hallway with one centre light fitting, a radiator with a cover and a fine original solid wooden floor. Other features include a storage area under the stairs which makes a perfect closet and a control panel for the heating. Glass panel doors lead into all ground floor rooms.

A fine living room with one large window overlooking the front fitted with net curtains, curtains and curtain pole. Features include one radiator, fitted fireplace with an electric fire insert, newly fitted solid wooden floor and attractive paint and decor finish.



- Sitting Room 3.47m x 3.85m

Another spacious room which could serve as a formal dining room or a play room. This room has one window overlooking the rear with net curtain, curtain and curtain pole, fitted electric stove, one centre light fitting, large radiator and a solid wooden floor.



- Kitchen/Dining Area 5.1m x 2.5m

A fine spacious room with well fitted kitchen units at eye and floor level, extensive worktop counter and tile splash back. The kitchen houses a newly fitted gas boiler, space and plumbing for a washing machine and drier, integrated dishwasher, stainless steel sink, space for a double oven and space for a fridge freezer. Two large windows overlook the rear both fitted with Venetian blinds, the ceiling has timber

panels with recess lighting, one large radiator and a solid tile floor. A door allows access to the rear hallway.



- Rear Hallway 2.58m x 1.98m

The back hallway has recess lighting in the ceiling, radiator, tile floor and a glass panel door leads out to the rear of the property. The Guest W.C and garage is also located off this hallway.

- Guest W.C

Features include one W.C, a window, a light fitting and tile flooring.

- Converted garage 4.58m x 2.47m

This room can also be utilized as the fourth bedroom or office/play room. This room has a fitted wardrobe with a vanity unit inserted with wash hand basin, shaver light and mirror, a separate press that houses the ESB meter and service board. The room has one large window overlooking the front fitted with net curtain, curtains and curtain pole, one radiator and a laminate wooden floor.

- Stairs and landing 2.74m x 3.21m

A fine spacious landing with one window at the top of the stairs allowing natural daylight into the area. There is a solid wooden floor and the staircase has been newly renovated. The landing has a press that used to house the old hot tank, one centre light fitting, access hatch for the attic, smoke detector and solid doors lead into all rooms.

- Bedroom 1 4.01m x 3.44m

A fine spacious double bedroom with fitted wardrobes and one large window overlooks the front with net curtain, curtains and curtain pole. Other features include one radiator, carpet flooring, one centre light fitting and a double power point.



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| • Bedroom 2 | 3.85m x 3.34m | Features of this room include fitted wardrobes, a large window overlooking the back with net curtain, curtains and curtain pole, one power point, one radiator and carpet flooring. |
| • Bedroom 3 | 2.53m x 2.55m | A spacious single room with one window overlooking the front of the property with net curtain, curtains and curtain pole. The room also has one centre light fitting, one radiator, carpet flooring and one power point. |
| • Main Bathroom | 2.72m x 1.81m | The bathroom has a fitted bath with an electric Mira shower over the bath, fully tiled walls and floors and one window with a fitted blind. Other features include wash hand basin, W.C, radiator, towel rail, glass shelf, fitted cabinet, centre light fitting and extractor fan. |

Features

- 1,292 Sq. Ft. approx.
- Huge rear garden facing East and South
- Super location close to all amenities in Bishopstown
- Close to The CUH, CIT and Wilton Shopping Centre

Directions

Please see eircode T12 YY8P for directions.



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