

49 Westside Estate, Togher, Cork



ERA Downey McCarthy are delighted to launch to the market this fine 3 bed semi-detached residence situated in a very convenient location close to all amenities in Togher.

The accommodation in this property briefly consists of a hallway, living room, dining room, kitchen, garage, guest W.C and utility room downstairs. Upstairs the property boasts 3 spacious bedrooms and a bathroom.



AMV: €195,000

PSRA Licence No. 002584

Accommodation

- Porch 0.7m x 2.0m A sliding door allows provides access into the porch. A wooden door with frosted glass paneling allows access into the reception hallway.
- Reception Hallway 4.5m x 2.0m The hallway has carpet flooring, one centre light fitting, one radiator, under stair storage and one power point. A door allows access to a cloak area which in-turn provides access to the utility. The timer for the oil heating is located here.
- Living Room 3.53m x 4.52m The living room has a feature bay window overlooking the front of the property that provides the room with ample natural light. Features include a tiled fireplace, built-in units, carpet flooring, one radiator, one light fitting, two power points and two wall mounted light pieces.



- Dining Room 3.9m x 3.5m The dining room has one window overlooking the rear garden. The room has built-in units for storage, one centre light fitting, one radiator, vinyl flooring and two power points.
- Kitchen 4.62m x 2.85m The kitchen has built-in wooden units at eye and floor level with an extensive worktop counter and tile splash back. The kitchen includes an integrated oven, extractor fan, fridge freezer and stainless steel sink. Features include tile flooring, one large radiator, four power points, one tube light fitting and one window overlooking the rear. A wooden door with glass paneling provides access to the rear garden.



- Garage 4.9m x 2.7m
The garage has a garage door to the front of the property and can accommodate parking for one vehicle. The garage has concrete flooring and one light fitting.
- Utility Room 3.5m x 2.5m
The utility room built-in wooden units at eye and floor level, one window overlooking the rear of the property and a door provides access out to the rear yard. Features include two double power points, one light fitting and the oil burner is housed here. Another door provides access into the garage.
- Guest W.C
The guest W.C has a two piece suite, vinyl flooring and one window overlooking the rear of the property.
- Stairs and Landing
The stairs and landing have been fitted with carpet flooring throughout. The landing has one window to the side of the property, one light fitting and solid doors lead into all upstairs rooms.
- Bedroom 1 3.9m x 4.2m
A spacious double bedroom with one window overlooking the rear of the property. Features include a built-in wardrobe for storage, one radiator, carpet flooring, spot lights and two double power points.
- Bedroom 2 3.5m x 3.4m
Another double bedroom with a feature bay window overlooking the front of the property. The room has a built-in wardrobe for storage, carpet flooring, one centre light fitting, one radiator and one power point.



- Bedroom 3 2.3m x 3.0m

A single room with one window overlooking the front of the property. The room has a built-in wardrobe for storage, one radiator, original wooden flooring and one light fitting.

- Bathroom 2.3m x 2.3m

The main bathroom has a three piece suite with a frosted window overlooking the rear of the property. The room has vinyl flooring, tiling surrounding the bath, one light fitting and one radiator. The hot press is also situated in the bathroom.

Features

- 128 Sq.M / 1378 Sq.Ft
- Built in 1965 approx.
- BER G
- Feature Bay windows to the front
- Oil fired central heating
- Blank canvas in need of renovation
- Convenient Location
- Bonus of a garage
- Immense Potential
- Walking distance to Wilton Shopping Centre and the CUH
- Close to all amenities such as St. Finbarrs GAA Club,
- Primary schools, pharmacy and shops etc.

Directions

Please see the Eircode T12 WK2X for directions.



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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.



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