



Downey McCarthy

...the people you can trust

42 Westgate Road, Bishopstown, Cork



ERA Downey McCarthy are delighted to present to the market this 5/6 bedroom semi-detached property situated in the mature and popular location of Westgate Road, Bishopstown. The property is ideally located close to the N40 South Ring Road network and is within walking distance of all amenities including shopping centres, shops, UCC, MTU, CUH, bars & restaurants, schools and sports facilities.



AMV: €495,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 174.19 Sq. M. / 1,875 Sq. Ft.
- Built in 1960
- BER D2
- Gas fired central heating
- PVC double glazed windows
- 5/6 bedrooms
- Large west-facing rear garden
- Mature and popular location in Bishopstown
- Overlooks a common green area
- Close to MTU, CUH, CUMH and Wilton Shopping Centre
- Close to all local amenities including shops, supermarkets, bars, restaurants

| PORCH

1.1m x 2.39m (3'6" x 7'8")

A sliding door allows access to an entrance porch which has tiled flooring and a recessed ceiling light.

| RECEPTION HALLWAY

4.97m x 2.39m (16'3" x 7'8")

The bright and welcoming reception hallway has one centre light piece, one wall-mounted radiator, timber flooring, ample power points, an intruder alarm control panel and under stair storage.

| LIVING ROOM

3.83m x 3.68m (12'5" x 12'0")

The living room has one large window overlooking the front of the property, one centre light piece, a granite and pine open fireplace, timber flooring, one wall-mounted radiator and ample power points.



| TV ROOM

3.7m x 3.69m (12'1" x 12'1")

This room has one window to the rear of the property, two recessed ceiling lights, two wall-mounted light pieces, one fireplace with cast iron, tile and timber surround, solid fuel back boiler, carpet flooring and one wall-mounted radiator.



| KITCHEN

2.55m x 5.15m (8'3" x 16'8")

The kitchen has one window overlooking the rear garden and double doors allowing access to same which allows extensive natural light to flood the room. The kitchen has modern fitted units at eye and floor level, plumbing for a washing machine & dishwasher, Bosch electric hob, Bosch electric oven, two ceiling lights, tiled flooring and one wall-mounted radiator. An open arch allows access to a utility room.



| UTILITY ROOM

1.88m x 3.91m (6'1" x 12'8")

This room has one window and one door to the side of the property, one centre light piece, tiled flooring, space for a fridge freezer and dryer. A door allows access to a guest w.c.

| GUEST W.C

1.79m x 1.16m (5'8" x 3'8")

The guest w.c features a two piece suite, one centre light piece, one window to the side of the property, one wall-mounted radiator and tiled floor.

| FAMILY ROOM/BEDROOM 6

4.46m x 3.92m (14'6" x 12'8")

This large room is located to the front of the property and could serve a multitude of uses either as a family room, home office or additional bedroom on the ground floor. The room has six recessed ceiling lights, one large window to the front of the property, one wall-mounted radiator, timber flooring and ample power points.



| STAIRS AND LANDING

3.2m x 4.02m (10'4" x 13'1")

The stairs and landing has carpet flooring throughout. At the top of the landing there is two light pieces, access to the hot press and two attic access points (including a Stira staircase).



| BEDROOM 1

5.38m x 3.91m (17'6" x 12'8")

This large double bedroom has one centre light piece, one window overlooking the front of the property, carpet flooring, one wall-mounted radiator, bespoke built-in wardrobes to one wall of the room, ample power points. A door allows access to an ensuite bathroom.



| ENSUITE

1.76m x 2.82m (5'7" x 9'2")

The ensuite features a three piece suite including an enclosed shower cubicle and electric shower, one centre light piece, one window to the side of the property, one wall-mounted radiator and floor and wall tiling.



| BEDROOM 2

3.85m x 3.57m (12'6" x 11'7")

This spacious bedroom has one centre light piece, one window to the front of the property, double built-in wardrobe, laminate timber flooring, one wall-mounted radiator and ample power points.



| BEDROOM 3

3.71m x 3.35m (12'1" x 10'9")

This double bedroom has one centre light piece, one window to the rear of the property, laminate timber flooring, one wall-mounted radiator and ample power points.



| BEDROOM 4

2.98m x 3.9m (9'7" x 12'7")

This bedroom is currently laid out as an office. The room has one centre light piece, one window to the rear of the property, laminate timber flooring, one wall-mounted radiator and ample power points.



| BEDROOM 5

2.58m x 2.53m (8'4" x 8'3")

This bedroom has one centre light piece, one window to the front of the property, laminate timber flooring, one wall-mounted radiator and ample power points.



| BATHROOM

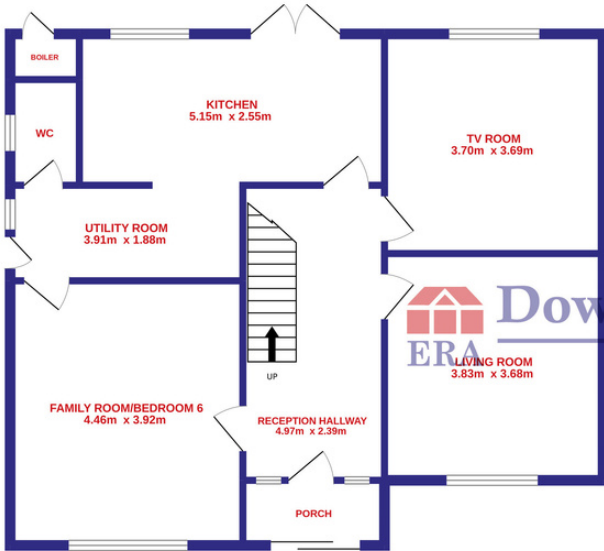
1.6m x 2.63m (5'2" x 8'6")

A modern fitted bathroom features a three piece suite including an enclosed shower cubicle, one centre light piece, one window to the rear of the property, floor and wall tiling and one heated towel rail.

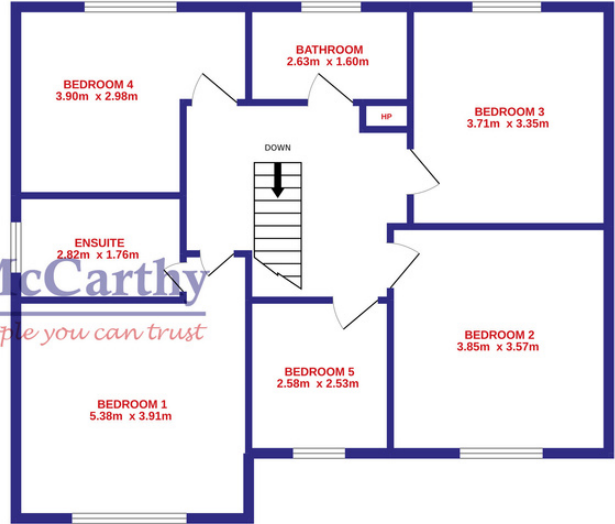


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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TOTAL FLOOR AREA : 174.2 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 P48R for directions.



| ALL ENQUIRIES TO:

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