

5 Westside Estate, Togher, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb three/four bedroom semi-detached property, occupying an ideal location overlooking the green in Westside Estate in Togher. No. 5 is close to a host of amenities including local schools and shops as well as CUH and Wilton Shopping Centre. There is easy access to Cork city centre, the airport and the South Ring Road. The property benefits from a super extension to the side as well as spacious bedroom and living accommodation plus a superb, large rear garden which is fully enclosed.

Accommodation consists of porch, reception hallway, living room, home office/study/bed 4, shower room, utility room and spacious open plan kitchen/dining/living area on the ground floor. Upstairs the property offers three spacious bedrooms and the main family bathroom.

AMV: €375,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 143.97 Sq. M. / 1,550 Sq. Ft.
- Built in 1965
- BER D1
- Double glazed PVC windows
- Oil fired central heating
- Three bedrooms upstairs
- Beautifully converted garage could be utilised an office/study/bedroom 4 on ground floor
- Superb large rear garden with a shed
- Sought after location close to a host of amenities including local schools and shops
- On the 214 and 219 bus routes
- Easy access to the South Ring/N40 road network

| PORCH

0.71m x 2.11m (2'3" x 6'9")

A sliding door allows access into the porch area which has tile flooring, one centre light fitting and a PVC door leads you through to the reception hallway.

| RECEPTION HALLWAY

4.6m x 2.1m (15'0" x 6'8")

The main reception hallway has wooden flooring, alarm control point, an electrical service board, a large radiator, extensive under stair storage, centre light fitting, neutral décor and solid doors leading to all rooms.



| LIVING ROOM

4.26m x 4.29m (13'9" x 14'0")

The living room has a large bay window overlooking the front of the property, allowing in extensive natural light. The room has luxury carpet flooring, two radiators, built-in display units, centre light fitting, two wall-mounted light fittings and neutral décor.



| OFFICE/STUDY/BEDROOM 4

4.24m x 2.51m (13'9" x 8'2")

This versatile room has one window to the front of the property, attractive neutral décor, high quality carpet flooring, radiator, centre light fitting and a door allows access into the en suite bathroom.



| SHOWER ROOM

2.47m x 2.47m (8'1" x 8'1")

The shower room features a three piece suite including a shower cubicle incorporating a Triton electric shower, fully tiled floor and walls, frosted window to the side of the property, centre light fitting and heated towel rail. A door allows access into the utility room.



| UTILITY ROOM

2.36m x 2.47m (7'7" x 8'1")

The spacious utility room has one window to the rear, tile flooring, plumbing for a washing machine and dryer, space for storage, radiator, centre light fitting, a built-in oil boiler with digital wall timer control unit, access hatch for storage and a door to the rear garden. Another door from the room allows access into the open plan kitchen/dining/living area.



| OPEN PLAN KITCHEN/LIVING/DINING

4.25m x 6.58m (13'9" x 21'5")

This spacious open plan room has one window overlooking the rear garden and French double doors allowing access to same.

The kitchen has solid fitted units at eye and floor level with extensive worktop counter and tile splashback, space for an oven, space for a fridge freezer, tile flooring, plumbing for a dishwasher, one radiator and one light fitting.

The living/dining space has timber flooring, one light fitting, one radiator, neutral décor and power points.



| STAIRS AND LANDING

2.65m x 2.27m (8'6" x 7'4")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property, neutral décor and solid doors to all rooms.



| BEDROOM 1

4.28m x 4.27m (14'0" x 14'0")

This spacious double bedroom has a feature bay window to the front of the property, carpet flooring, radiator, built-in wardrobe unit for storage, centre light fitting and neutral décor.



| BEDROOM 2

3.93m x 4.2m (12'8" x 13'7")

Another large double bedroom with a window overlooking the rear of the property, carpet flooring, radiator, built-in wardrobe unit for storage, centre light fitting and neutral décor.



| **BEDROOM 3**

2.41m x 3.07m (7'9" x 10'0")

This bedroom has a one window to the front of the property, carpet flooring, centre light fitting, radiator and built-in wardrobe unit,



| **BATHROOM**

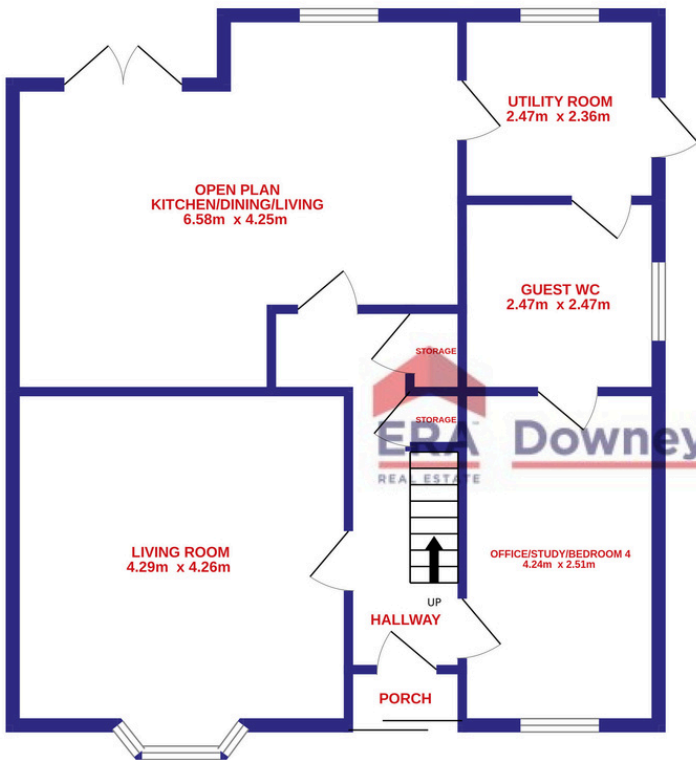
2.22m x 2.27m (7'2" x 7'4")

The main family bathroom features a three piece suite including a shower cubicle incorporating a Triton electric shower, fully tiled floor and walls, frosted window to the rear of the property, recessed spot lighting, extractor fan, access hatch to the attic and a heated towel rail. The hot press is also located within this room.

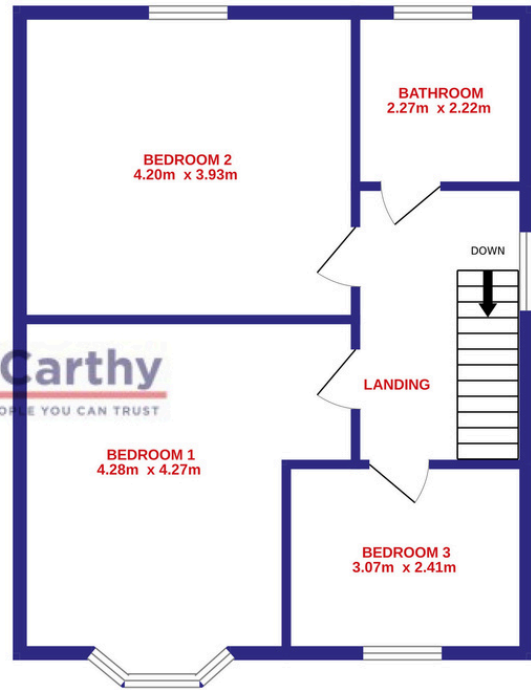


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

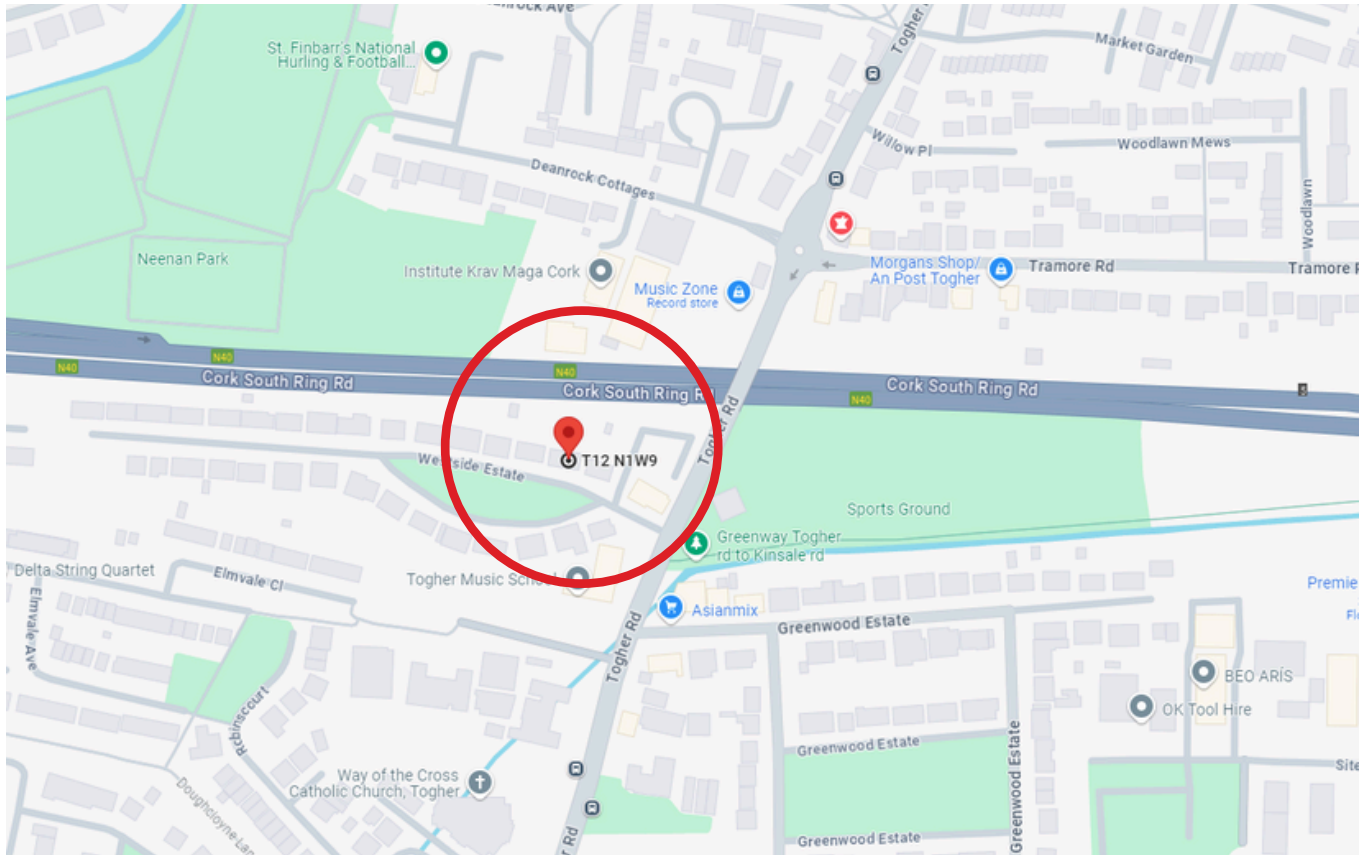


The front of the property is fully enclosed with block built walls and has a concrete gated driveway to accommodate off street parking. There is a well-maintained garden which is laid to lawn with mature shrubs and plants abounding. Steps lead up to the porch.

The rear of the property boasts a large and spacious garden area (26m long x 12m wide) which is fully enclosed with block built walls on all sides. The garden is well maintained and laid to lawn along with mature shrubs, plants and a paved patio area. There is also a large quality galvanised steel shed (5m x 3m), oil tank and a gated side access.

| DIRECTIONS

Please see Eircode T12 N1W9 for directions.



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