



**BEAUTIFUL 3/4 BED SEMI-DETACHED HOME**

NO. 5 WESTGATE ROAD, BISHOPSTOWN, CORK. T12 VPF6

**BER** C3

**savills**



**No. 5 Westgate Road**  
**For Sale by Private Treaty**  
**CKK190003**

- Beautiful 3/4 bed semi-detached home
- Approx. 138 sq m / 1,485sq ft
- Excellent decorative order throughout
- Spacious living accommodation
- Large private rear garden
- OFCH/ Alarm

**DESCRIPTION**

Savills is delighted to introduce No. 5 Westgate Road. A generously sized 3/4 bed semi-detached property situated in one of Cork City's most sought-after residential locations. In really excellent decorative order, this is an ideal family home and opportunity for those seeking to upgrade.

Upon arrival at this fantastic home, you are greeted by a front garden with a large driveway. Stepping inside from the sunny porch reveals a wide reception style entrance hallway with tasteful laminate timber flooring. The sitting room is to the right whilst to the left, off the hallway, is a playroom/ office or additional sitting room. Delving further into this home you find a large kitchen with a dining/living area running the width of the property and overlooking the rear garden. There is a large utility conveniently located off the kitchen/dining/living area, where you will also find the guest bathroom.

Making your way up-stairs, reveals a landing off which three of the bedrooms are situated and the main bathroom. The bedrooms are generously proportioned with the added benefit of an en suite in bedroom two whilst there is a large walk-in wardrobe attached to the master bedroom. This can be altered back to an additional fourth bedroom very easily.

Externally this property continues to amaze, stepping into the rear garden reveals a large and relaxing green space with a patio, perfect for outdoor entertaining. Mature hedging and shrubberies enclose the site nicely for a more private feel.

No.5 Westgate road comes to the open market posing as an ideal family home. Ideally located, this area offers a wide range of amenities close by including schools, shops, sports clubs a variety of businesses. It is located in the heart of Bishopstown and Cork city is less than 10 minutes away.

CUH – 750m  
Wilton Shopping Centre – 890m  
UCC - 2.7km  
CIT – 1.2km  
City Centre – 3.7km

Don't delay, arrange your viewing today.

**ACCOMMODATION**

**Ground Floor**

**Porch**

Tiled flooring with sliding door access.

**Entrance Hall**

Welcoming space with laminate flooring and recessed lighting.

**Sitting room**

Relaxing space over-looking the front of the property with laminate flooring and a marble fireplace. TV point, light-fitting, curtains.

**Kitchen / Dining / Living room**

This is a large space running the width of the property overlooking the rear garden with laminate flooring and a fully fitted kitchen, including appliances. The living area is well proportioned with a warm stove. Recess lighting, oven/grill, microwave, hob, extractor, dishwasher, large fridge, central island unit, TV point, laminate timber flooring.

**Family room / Play Room**

Flexible space with laminate flooring overlooking the front of the property. Light fitting, blind.

**Utility**

Tiled floor, recessed lighting, plumbed for washer/dryer and ample storage. Outdoor access to the side of the property.

**Guest WC**

Tiled flooring. WC. Whb.

**First Floor**

**Landing**

Carpeted with stira access to the attic. Light-fitting.

**Bedroom 1**

Large double bedroom with carpet, over-looking the front of the property. Curtains.

**Walk-in Wardrobe / Bedroom 4**

This is a large space with floor to ceiling built-in wardrobe units. Originally bedroom four, this is easily converted back to this use.

**Bedroom 2**

Double room with laminate flooring, built-in wardrobe space and overlooking the rear garden.

**En suite**

WC. Whb. Fully tiled with an electric shower

**Bedroom 3**

Double room with laminate flooring over-looking the front and rear of the property.

**Main Bathroom**

WC. Whb. Fully tiled. Shower.

**DIRECTIONS**

From Wilton, continue towards Bishopstown, pass the Bishopstown Bar and continue for approx. 300m. Then take the immediate right after passing Dinos Restaurant. No.5 Westgate is the second house on your right. See sign. Alternatively use the Eircode, T12 W2FN.

**BER DETAILS**

BER No: C3

BER Number: 106719974

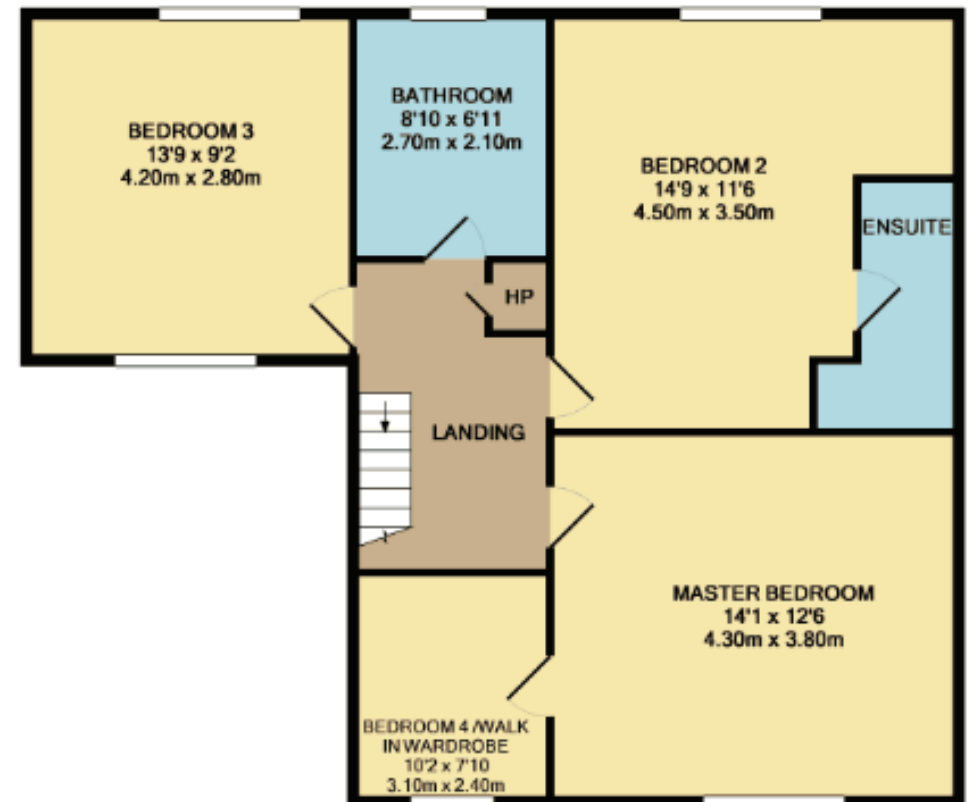
Energy Performance Indicator: 214.79 kWh/m2/yr

**VIEWING**

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



For identification purposes only, not to scale



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