



2 Caernarvon Gardens, Beacon Park, Plymouth, Devon, PL2 2RY



## Guide Price £275,000

Lovingly maintained by the same family for over six decades, this delightful three-bedroom semi-detached home is a true gem. Situated in a peaceful cul-de-sac in the ever-popular residential area of Beacon Park, the property offers a warm and inviting atmosphere, perfect for creating new memories.

On the ground floor, you'll find an entrance porch, a bright and airy lounge with double doors leading to the dining room, which enjoys views of the beautifully landscaped rear garden. The kitchen is well-appointed with a range of wall and base units, a larder cupboard, an under-counter fridge/freezer, and a window that looks out onto the garden. The adjacent utility room provides added convenience, featuring a storage cupboard and direct access to the rear garden.

Upstairs, there are three generously sized bedrooms. Both of the large bedrooms have built-in wardrobe/storage cupboards for ample storage. The first floor also boasts a separate W.C. and a bathroom complete with the original enamel bath, panel, taps and wash hand basin. There is also a radiator in the bathroom.

Externally, the property is equally charming. The front garden, laid mostly to lawn, is bordered by mature shrubs and bushes, offering curb appeal and privacy. A block paved driveway leads to the garage, and side access takes you to the enclosed rear garden—a true oasis, with a well-kept lawn and shrub borders, patio area and shed ideal for relaxing or entertaining. There is also a single detached garage with an up and over door.

This wonderful home benefits from gas central heating and double-glazed windows throughout, ensuring comfort and energy efficiency. It's a rare opportunity to own a cherished property in a highly sought-after location.

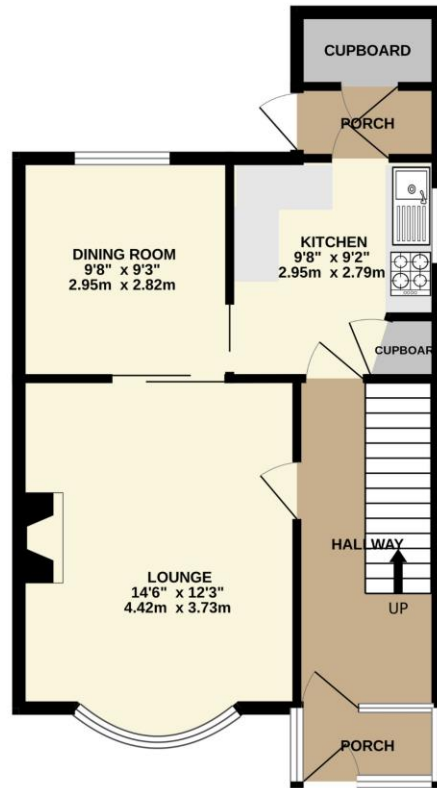


To view this property call Lang Town & Country Estate Agents on **01752 256000**.

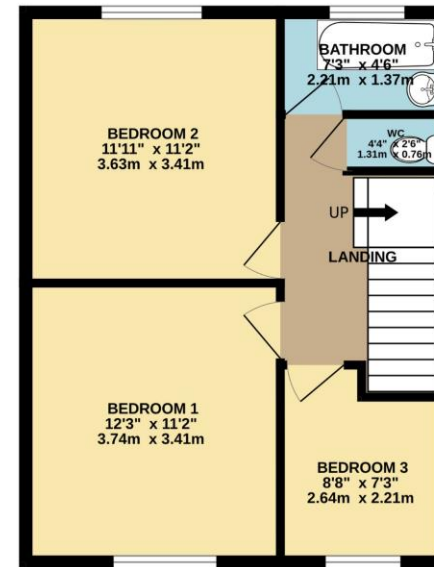




GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.5 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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