

3 Gwelenys Road, Mousehole,  
Penzance, Cornwall, TR19 6PY

 **Marshall's**  
ESTATE AGENTS

















**3 GWELYNYS ROAD, MOUSEHOLE, PENZANCE, CORNWALL, TR19 6PY**

**GUIDE PRICE £650,000 FREEHOLD**

**\* FOUR BEDROOMS \* BATHROOM \* KITCHEN \* LOUNGE / DINING ROOM \***

**\* ELECTRIC HEATING \* SEA VIEWS \* BALCONY \***

**\* INTEGRAL GARAGE (NOW ANOTHER ROOM) \* GARDENS \* PARKING TO THE FRONT \***

**\* VIEWING HIGHLY RECOMMENDED \* EPC = E \* COUNCIL TAX BAND = E \***

**\* APPROXIMATELY 123 SQUARE METRES \***

Lovely sea views over Mousehole village to St Clement's Isle and beyond from this well presented four bedroom split level detached bungalow located in a prime position on the outskirts of the village within close proximity of most amenities. The property has spacious accommodation which would make an ideal family home and the former integral garage which has been converted into further accommodation. 3 Gwelenys Road stands in well kept gardens which are mainly laid to lawn which again have views towards Mousehole village. There is a further area of land above the grounds which the present vendors rent for £100 per annum. The property has been well cared for and really needs to be viewed internally to appreciate to the full. To the front of the property there are further gardens with access to a raised balcony, taking full advantage of the sweep of Mousehole village and beyond, along with a driveway with parking for one vehicle. Being so conveniently placed within the village, we would highly recommend an early appointment.

**ENTRANCE HALL:** Built in cloaks cupboard, shelving, further cupboard, night storage radiator. Steps leading to former garage.

**LOUNGE / DINING ROOM:** 22' 0" x 13' 1" narrowing to 9' 8" (6.71m x 3.99m - 2.95m) Triple aspect room with lovely sea views over Mousehole harbour and beyond, built in seating, UPVC double glazed windows, coving, Delabole slate fireplace with multifuel stove (not used), night storage radiator, serving hatch to kitchen.

**KITCHEN:** 11' 0" x 7' 10" (3.35m x 2.39m) Stainless steel inset single drainer sink unit with cupboards below, range of fitted wall and base units, work surfaces and power points, airing cupboard housing hot water cylinder, built in four ring electric hob, plumbing for washing machine, UPVC double glazed window overlooking rear garden and UPVC double glazed door to garden.

**BEDROOM ONE:** 13' 10" x 9' 9" (4.22m x 2.97m) Lovely sea views over Mousehole village and beyond, UPVC double glazed window, built in wardrobes with cupboard above, coving, night storage radiator.

**BATHROOM:** White suite comprising panelled bath, pedestal wash hand basin, low level w.c., fully tiled walls, UPVC double glazed window, chrome towel rail.

**BEDROOM TWO:** 11' 2" x 7' 9" (3.40m x 2.36m) Double aspect room with UPVC double glazed window overlooking gardens, coving, night storage radiator.

**BEDROOM THREE:** 10' 7" x 9' 7" (3.23m x 2.92m) Double aspect room with UPVC double glazed window overlooking gardens, built in wardrobe, night storage radiator.

**BEDROOM FOUR:** 10' 6" x 9' 7" (3.20m x 2.92m) Double aspect room with lovely sea views to St Clements Isle and beyond, built in wardrobe, double glazed windows, night storage radiator.

**OUTSIDE:** To the front of the property there are well stocked flower borders and a small terraced area with steps up to:

**BALCONY:** Wraps around the property with views over Mousehole village to St Clement's Isle and beyond.

The rear gardens are mainly laid to lawn with well stocked flower borders with access to:

**GARDEN SHED:** 11' 8" x 7' 8" (3.56m x 2.34m)

There are steps at the rear of the garden to a further raised area which again is laid to lawn which has lovely sea views over the village. The current owners rent this from The Hutchins Trust for £100 per annum. To the front of the property there is

a driveway with parking for one vehicle leading to:

**FORMER GARAGE:** 22' 0" x 7' 6" (6.71m x 2.29m) Built in wardrobes, night storage radiator, sea views, walk in storage cupboard. This room would easily covert back to a garage if anyone so wished. Steps leading up to entrance hall.

**SERVICES:** Mains water, electricity and drainage.

**DIRECTIONAL NOTE:** On approaching Mousehole village from the Newlyn side, turn right just before the Coastguard Hotel into Parkryn Road. Continue up this road to the top which then becomes Gwelenys Road. You go around a sharp right then left hand bend whereby the property can be found on your right hand side.

**AGENTS NOTE:** The property is constructed of block under a tiled roof. We checked the phone signal with Vodafone which was poor. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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