



12 Gwedhennek, Gulval, Penzance,
Cornwall, TR18 3NJ

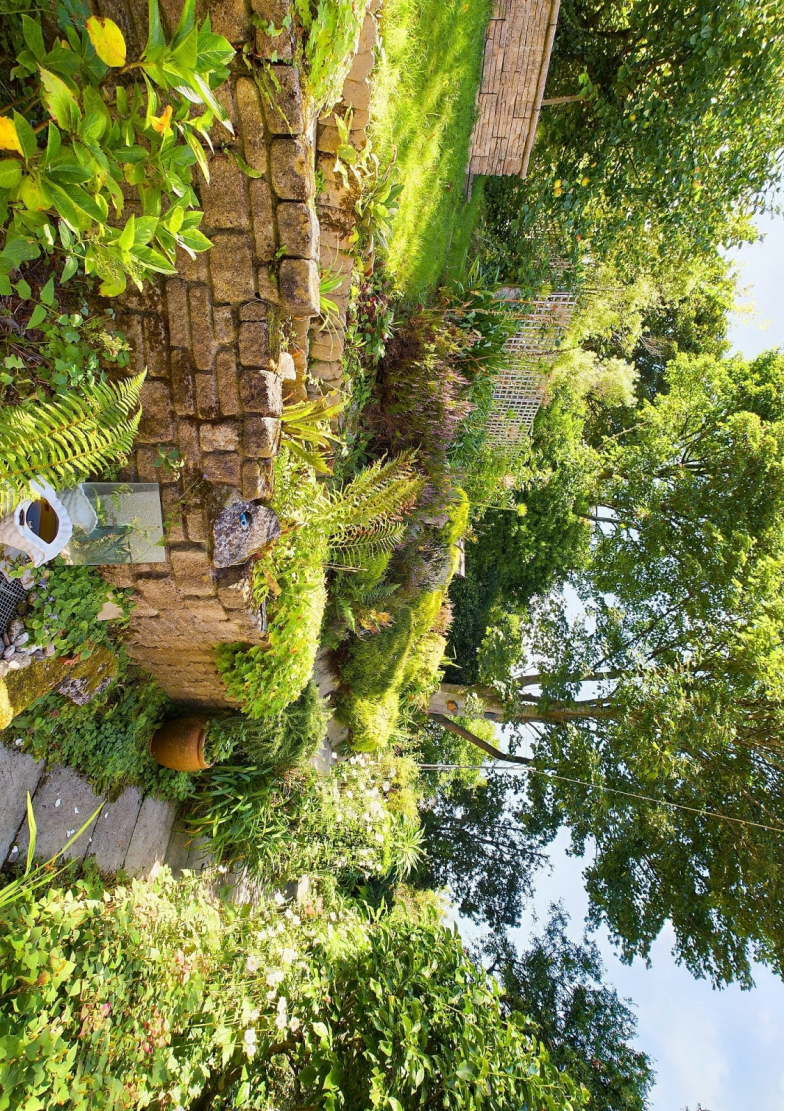


Marshall's

ESTATE AGENTS







12 GWEDHENNEK, GULVAL, PENZANCE, CORNWALL, TR18 3NJ

GUIDE PRICE £600,000 FREEHOLD

*** FOUR BEDROOMS * EN SUITE SHOWER ROOM * 18FT LOUNGE WITH BALCONY ***

*** 17FT KITCHEN/FAMILY ROOM * SEPARATE DINING ROOM * CLOAKROOM * BATHROOM ***

*** INTEGRAL GARAGE * EPC = C * COUNCIL TAX BAND = E ***

*** APPROXIMATELY 130 SQUARE METRES ***

A beautifully presented four bedroom detached residence in private mature established gardens in a small cul-de-sac in the popular village of Gulval. The property offers surprisingly good size accommodation, which is not immediately apparent from an external viewing. The house was extended in 2005 to provide a particularly attractive kitchen/family room with adjoining formal dining room and bedroom above with very pleasant outlook over the gardens. The internal accommodation is well presented with good size lounge on the first floor, with a balcony designed to take full advantage of the pleasant outlook. Additional features include an integral garage and delightful terraced gardens with a profusion of plants and shrubs and private patio area. Gwedhennek is a small private cul-du-sac of individual homes, near the village centre, with school, church and public house. The town centre of Penzance, with its mainline railway station, is approximately just under a mile away. This property has to be seen internally to fully appreciate.

Half glazed door into:

ENTRANCE PORCH: Courtesy light, tiled flooring, door and glazed panels into:

RECEPTION HALL: Turned staircase rising, understairs storage cupboard, courtesy door to garage, radiator.

CLOAKROOM: Low level WC, wash hand basin, window, extractor fan.

KITCHEN/FAMILY ROOM: 17' 5" x 13' 11" (5.31m x 4.24m) Has been extended and offers integral kitchen with excellent range of built in units, one and a half bowl sink and waste disposal unit, adjoining worksurface, integrated dishwasher, built in double oven and separate gas hob with extractor fan over, fitted pelmet lights, range of base cupboards and wall mounted units including glazed glass display cabinet. Lovely outlook to the gardens, complementary wall tiling, space for fridge/freezer, two radiators.

Family room opens out into the:

DINING ROOM: 11' 5" x 8' 3" (3.48m x 2.51m) Overlooking the rear garden, double glazed french doors onto the patio and further door to the rear garden, radiator.

BEDROOM FOUR: 13' 10" x 9' 9" (4.22m x 2.97m) Dual aspect and pleasant outlook, radiator.

FIRST FLOOR

HALF LANDING: Window with views across the rear garden.

MAIN LANDING: Access hatch to insulated, part boarded and shelved loft space with power and light. Airing cupboard with slatted shelving, water tank and immersion heater.

LOUNGE: 17' 6" x 10' 10" (5.33m x 3.30m) Delightful room with fitted contemporary style gas fire with hearth and surround, radiator, window to the rear overlooking gardens, french door onto:

BALCONY: Hand rail, lovely outlook over the gardens and the rest of the cul-du-sac.

BATHROOM: Panelled bath with mains shower over, vanity wash hand basin, low level WC, window, complementary wall tiling, shaver point in mirrored cabinet with light, extractor fan, heated towel rail.

BEDROOM ONE: 13' 10" x 10' 0" (4.22m x 3.05m) Extensive built in range of wardrobes, windows to front and rear, radiator. Door to:

EN SUITE SHOWER ROOM:

Tiled shower cubicle with mains shower, low level WC, vanity wash hand basin, heated towel rail, illuminated mirror with toothbrush and USB outlet, extractor fan.

BEDROOM TWO: 16' 2" x 11' 5" (4.93m x 3.48m)

Dual aspect views over the gardens, port hole window, radiator.

BEDROOM THREE: 12' 1" x 7' 4" (3.68m x 2.24m)

Radiator, window to the side, built in wardrobes.

OUTSIDE:

The property is approached over a driveway with parking for two vehicles, leading to the:

INTEGRAL GARAGE: 18' 3" x 10' 9" (5.56m x 3.28m)

Up and over door, eave storage space, built in units, wall mounted Worcester boiler for central heating and hot water, sink, plumbing for washing machine, venting for tumble dryer, courtesy door to rear garden.

The rear gardens surrounding the property are beautifully landscaped and presented for low maintenance with a profusion of mature plants, flowering shrubs including Rhododendron, Camellias, established Heather bank and rare Magnolia tree. The property also has raised vegetable beds, outside tap and power point, together with two very useful garden sheds, both with light and one with power, aluminium greenhouse.

DIRECTIONS: Via "What Three Words" app: ///spell. screeches.starter

SERVICES: Mains water, electricity, gas and drainage

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of cavity block under a tiled roof.

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.

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01736 360203

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