



50 Gwel Lewern, Eastern Green,
Penzance, Cornwall, TR18 3AX









50 GWEL LEWERN, EASTERN GREEN, PENZANCE, CORNWALL, TR18 3AX

GUIDE PRICE £340,000 FREEHOLD

*** THREE BEDROOMS * FIRST FLOOR BATHROOM * KITCHEN WITH INTEGRAL APPLIANCES ***

*** LOUNGE/DINING ROOM * CONSERVATORY * GROUND FLOOR CLOAKROOM ***

*** GARDENS TO FRONT AND REAR * POPULAR LOCATION ***

*** EPC = C * COUNCIL TAX BAND = B * APPROXIMATELY 75 SQUARE METRES ***

Situated in the popular Gwel Lewern development on the outskirts of Penzance is this nicely presented three bedroom semi detached modern home. The accommodation comprises of three bedrooms and bathroom on the first floor. Kitchen/dining room, lounge, conservatory and cloakroom on the ground floor. There are gardens to both the front and rear and off street parking for several vehicles. Gwel Lewern is a development built approximately 25 years ago on the outskirts of Penzance, within level walking distance of the local supermarkets, beaches in Mounts Bay and is within the catchment area of Gulval primary school. The property is double glazed and gas central heated and would be ideally suited to a family.

UPVC Double glazed door into:

HALLWAY: Stairs rising, radiator, further doors into:

CLOAKROOM: 6' 3" x 2' 11" (1.91m x 0.89m) Double glazed window to front, radiator, wash hand basin, low level WC.

KITCHEN/BREAKFAST ROOM: 11' 5" x 10' 4" (3.48m x 3.15m) Double glazed window to rear, range of wall and base units with roll top worksurfaces and tiling over, single drainer stainless steel sink unit, electric oven, gas hob, extractor fan, plumbing for washing machine, space for fridge/freezer, double glazed window to front and radiator.

LOUNGE/DINING ROOM: 16' 11" x 12' 8" (5.16m x 3.86m) Double glazed window overlooking rear garden, radiator, aerial point, understairs storage cupboard.

CONSERVATORY: 9' 4" x 7' 0" (2.84m x 2.13m) Double glazed to three sides and double doors leading onto rear decking, vaulted polycarbonate roof.

FIRST FLOOR LANDING: Access to loft, large shelved storage cupboard, doors to:

BEDROOM ONE: 11' 6" x 9' 2" (3.51m x 2.79m) Double glazed window to rear with sea views, radiator, aerial point, built in wardrobe.

BEDROOM TWO: 10' 6" x 10' 4" (3.20m x 3.15m) Double glazed window to front, radiator, aerial point.

BEDROOM THREE: 8' 0" x 7' 6" (2.44m x 2.29m) Double glazed window to rear with sea views, radiator.

BATHROOM: Double glazed window to front, tiled floor, P shaped bath with shower over, low level WC, wash hand basin with storage under, shaver point, extractor fan.

OUTSIDE: To the front there is parking for several vehicles. The front garden is laid to lawn with double electric socket, gated access to rear garden, fully enclosed garden laid to lawn and fenced for high degree of privacy, raised decked area, various mature shrubs, trees and plants and gated access to gravelled parking area, outside tap.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///dared.storming.twig](http://dared.storming.twig)

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of cavity block wall under a concrete 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.

Penzance
01736 360203

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01736 731199

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01736 795040

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Lettings
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