



28a Cardinnis Road, Penzance,
Cornwall, TR18 4RP









28A CARDINNIS ROAD, PENZANCE, CORNWALL, TR18 4RP

GUIDE PRICE £325,000 FREEHOLD

*** EN SUITE MASTER BEDROOM * LOUNGE/DINING ROOM ***

*** TWO FURTHER DOUBLE BEDROOMS * FAMILY BATHROOM * KITCHEN ***

*** FRONT AND REAR GARDENS * OFF STREET PARKING * NO ONWARD CHAIN ***

*** POPULAR LOCATION * EPC = C * COUNCIL TAX BAND = D ***

*** APPROXIMATELY 111 SQUARE METRES ***

A nicely presented, offered for sale with no onward chain, is this three bedroom detached modern property with gardens to both the front and rear and off street parking for several vehicles. Situated in the popular of Alverton with all its local amenities. The accommodation comprises of open plan lounge/dining room with a spiral staircase leading to the master en suite bedroom on the first floor. The ground floor accommodation comprises of two further double bedrooms, family bathroom, the aforementioned lounge/diner and kitchen with integral fridge/freezer, cooker and hob. The property is double glazed, gas centrally heated and has the aforementioned gardens to both the front and rear with off street parking and is offered for sale with no onward chain and a viewing is highly recommended.

UPVC double glazed door into:

HALLWAY: Radiator, wood flooring, glazed door and side panel into:

LOUNGE/DINING ROOM: 30' 2" x 12' 10" (9.19m x 3.91m) Part vaulted ceiling with skylight, three radiators, double glazed windows to two elevations, sliding patio doors to front, TV, telephone and satellite points, gas fire to one wall, wall mounted lights, cupboard housing combination boiler, spiral staircase rising to first floor.

BEDROOM TWO: 11' 10" x 9' 7" (3.61m x 2.92m) Double glazed window to front, radiator.

BEDROOM THREE: 9' 7" x 9' 6" (2.92m x 2.90m) Double glazed window to rear, radiator.

BATHROOM: Double glazed window to rear, WC, pedestal wash hand basin, panelled bath with shower over, extractor fan, heated towel rail, tiled floor and part tiled walls.

KITCHEN: 11' 10" x 11' 2" (3.61m x 3.40m) Double glazed windows to side and rear and double glazed door to rear garden, radiator, tiled floor, extraction unit, base and wall units with worksurfaces and tiling over, one and a half bowl stainless steel sink unit, plumbing for washing machine and dishwasher, gas cooker point, integral fridge/freezer.

FIRST FLOOR: Door from spiral staircase into:

BEDROOM ONE: 15' 7" x 15' 6" (4.75m x 4.72m) Two skylights, two radiators, storage into eave space, further walk in cupboard, inset spotlights, door to:

SHOWER ROOM: Skylight, window to side, eave storage space, heated towel rail, WC, shower cubicle, vanity wash hand basin, walk in cupboard.

OUTSIDE: The property is approached over a driveway which in turn leads to carport. The front garden is laid to lawn, enclosed by block wall with an outside tap. Pathway to the side of the property leads to the rear garden, which is laid to lawn enclosed by wooden fence.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///knee.appraised.skimmers

AGENTS NOTE: We understand from Openreach website that 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 block 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

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

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Lettings
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