



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









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GUIDE PRICE £550,000 FREEHOLD

*** FOUR BEDROOMS (ONE ENSUITE) * FAMILY BATHROOM * LOUNGE ***

*** KITCHEN * SEPARATE DINING ROOM * UTILITY ***

*** LARGE CORNER GARDENS * DOUBLE GARAGE ***

*** OFF STREET PARKING FOR SEVERAL VEHICLES * POPULAR VILLAGE LOCATION ***

*** EPC = C * COUNCIL TAX BAND = E * APPROXIMATELY 107 SQUARE METRES ***

Situated in a quiet cul-de-sac of individual properties within the village of Gulval with all its amenities is this detached four bedroom house. The accommodation comprises of a lounge with vaulted ceiling, kitchen, separate dining room, utility, cloakroom and bedroom four/office on the ground floor. On the first floor there are three double bedrooms of which one is ensuite and a family bathroom. There is a brick-paved driveway to the front of the property with parking for several vehicles leading to the detached double garage and large gardens to the side and rear being laid to lawn with established trees, all bordered by a stream. Viewing is highly recommended.

HALF GLAZED DOOR TO:

ENTRANCE HALL: Stairs rising, radiator. Doors to:

CLOAKROOM: Low level w.c., window to the front, wash hand basin.

LIVING ROOM: 17' 5" x 11' 5" (5.31m x 3.48m) Vaulted ceiling, radiator, gas fire, double glazed window to the front. Patio doors opening to:

SUN ROOM: 12' 2" x 8' 1" (3.71m x 2.46m) Double glazed to three sides, polycarbonate roof, doors onto rear sun terrace.

OFFICE / BEDROOM FOUR: 10' 10" x 7' 4" (3.30m x 2.24m) Radiator, window to the rear.

DINING ROOM: 13' 9" x 8' 7" (4.19m x 2.62m) Radiator, patio doors to the rear. Opening to:

KITCHEN / BREAKFAST ROOM: 17' 4" x 9' 2" (5.28m x 2.79m) Windows to the rear and side, range of base and wall mounted units with roll top work surface and tiling over, double oven, gas hob, integral fridge/freezer. Door to:

UTILITY ROOM: Sink with base cupboards under, boiler, door to outside.

FIRST FLOOR LANDING: Access to the loft, doors to:

BEDROOM ONE: 13' 9" x 9' 3" (4.19m x 2.82m) Double glazed windows to the front and side, radiator. Door to:

ENSUITE: Window to the front, shower cubicle, wash hand basin, w.c., heated towel rail.

BEDROOM TWO: 10' 2" x 8' 0" (3.10m x 2.44m) Double glazed window to the rear, radiator.

BEDROOM THREE: 9' 0" x 7' 10" (2.74m x 2.39m) Window to the front, radiator.

FAMILY BATHROOM: Low level w.c., panelled bath, vanity wash hand basin, airing cupboard housing hot water tank.

OUTSIDE: The property is approached over a brick paved driveway with parking for several vehicles leaving to:

DETACHED DOUBLE GARAGE: 16' 10" x 16' 4" (5.13m x 4.98m) Two up and over doors, one electrically operated, pedestrain door and window to the rear, storage into eaves space, power, light and water connection.

There are large corner plot gardens with areas laid to lawn and raised patio area bordered by a stream, established trees and central pathway.

SERVICES: Mains water, gas, electricity and drainage.

AGENTS NOTE: The property is constructed of block under a concrete tiled roof. We checked the phone signal with O2 which was good. We understand from Openreach.com that Superfast Fibre Broadband (FTTC) should be available to the property.

DIRECTIONAL NOTE: Via What3Words ///dumplings.climate.toffee

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
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