



17 Cardinnis Road, Alverton,  
Penzance, Cornwall, TR18 4SB









**17 CARDINNIS ROAD, ALVERTON, PENZANCE, CORNWALL, TR18 4SB**

**ASKING PRICE £299,950 FREEHOLD**

**\* THREE DOUBLE BEDROOMS \* FIRST FLOOR BATHROOM \* KITCHEN/DINING ROOM \***

**\* LOUNGE \* UTILITY/CLOAKROOM \* FRONT AND REAR GARDENS \***

**\* ON STREET PARKING PARKING \* IDEAL FAMILY HOME \* POPULAR LOCATION \***

**\* EPC = C \* COUNCIL TAX BAND = B \* APPROXIMATELY 98 SQUARE METRES \***

A beautifully presented and much improved three bedroom terraced family home situated in the popular residential location of Alverton on the outskirts of Penzance and enjoying local amenities such as village store, public house and primary school. The beautifully presented accommodation comprises of lounge, kitchen/diner and ground floor utility/cloakroom. There are two double bedrooms and family bathroom on the first floor and main bedroom on the second floor with windows to rear enjoying distant sea views. There is a lawned garden to the front and further garden to the rear which is laid to patio and lawn and fully enclosed by wooden fencing with pedestrian access to the rear. The property is double glazed, gas centrally heated throughout and would make an ideal family home.

**EXTERNAL STORM PORCH:** With double glazed door into:

**HALLWAY:** Stairs rising with cupboard under, wood floor, radiator, doors to:

**LOUNGE:** 12' 2" x 10' 8" (3.71m x 3.25m) Double glazed window to front, wood floor, fireplace to one wall with arched recesses on either side, radiator, inset spotlights.

**KITCHEN/DINING ROOM:** 18' 11" x 8' 6" (5.77m x 2.59m) Two double glazed windows to rear, slate floor, inset spotlights, pantry cupboard, breakfast bar, radiator, plinth lighting, range of base and wall units with wood worksurfaces and complementary tiling over, ceramic sink, integrated double oven, hob and extractor fan over, dishwasher and fridge/freezer. Dining room opens into:

**REAR LOBBY:** Storage cupboard, double glazed door and window to rear, further door into:

**UTILITY ROOM/CLOAKROOM:** 5' 10" x 5' 5" (1.78m x 1.65m) Double glazed window to rear, electric heater, plumbing for washing machine, WC, pedestal wash hand basin.

**LANDING:** Inset spotlights, shelved cupboard, further built in wardrobes, stairs rising, radiator, doors to:

**BEDROOM TWO:** 11' 4" x 9' 4" (3.45m x 2.84m) Double glazed window to rear, radiator.

**BEDROOM THREE:** 12' 5" x 7' 6" (3.78m x 2.29m) Double glazed window to front, radiator, built in wardrobes.

**BATHROOM:** Fully tiled floors and wall, inset spotlights, extractor fan, double glazed window to rear, heated towel rail, vanity wash hand basin, WC, bath with mains shower over.

**BEDROOM ONE:** 15' 11" x 10' 7" (4.85m x 3.23m) Double glazed window to rear with sea views, vaulted ceiling, inset spotlights, built in wardrobe and low level cupboards.

**OUTSIDE:** To the front there is a fully lawned garden enclosed by wooden fence. To the rear the garden is fully enclosed with pedestrian access to rear lane, laid to patio with area of lawn and rear shed.

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

**DIRECTIONS:** Via "What3Words" app: [///gazette.moguls.rebounded](https://www.what3words.com/#!/en/17-cardinnis-road-alverton-penzance-cornwall-tr18-4sb)

**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

Hayle  
01736 756627

Lettings  
01736 366778



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