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**Park An Pyth,  
Pendeen, Penzance**

**£170,000  
Freehold**







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**£170,000**  
**Freehold**

### Property Introduction

Offered to the market with no onward chain, this two bedroom end of terrace home offers well proportioned accommodation arranged over two floors.

At ground floor level there is a generous living room and kitchen with two bedrooms and the bathroom found upstairs.

Boasting generous gardens to both the front and the rear, double glazed windows and night store heating, we feel the property would make a great first time home.

This property is being sold with a Section 157 restriction that requires buyers to have lived or worked in Cornwall for the last three years.

### Location

Pendeen is near the coast and has a historic reputation for smuggling activities, it is also near the World famous Geevor tin mine. The South West Coast Path is less than a mile away in addition to a number of local footpaths for exploring the surrounding country side and rugged coastline in this area of outstanding natural beauty.

St Just lies three miles away and has a wide range of retail outlets along with primary and secondary schooling, a doctor's surgery and Cape Cornwall Golf Club with its spectacular scenery and eighteen hole golf course.

Penzance, the largest town in West Cornwall lies approximately eight miles away, here you will find the mainline railway and a wide range of retail outlets, along with a beautiful promenade which takes in the stunning sea views over Mount's Bay.

### ACCOMMODATION COMPRISES

Glazed panel front door to:-

#### ENTRANCE HALL

Cloaks cupboard. Stairs rising to first floor. Doors to:-

### **LIVING ROOM 18' 2" x 8' 10" (5.53m x 2.69m) plus recess**

Double glazed windows to front and rear. Two night store heaters. Telephone point. TV point.

### **KITCHEN 9' 5" x 7' 8" (2.87m x 2.34m) maximum measurements**

Fitted with a matching range of wall and base cupboards with roll edge worksurfaces over incorporating a stainless steel single drainer sink unit. Space for cooker. Double glazed window and door to rear garden.

From entrance hall, stairs rising to:-

### **FIRST FLOOR LANDING**

Night store heater. Smoke alarm. Access hatch to loft storage space. Doors to:-

### **BEDROOM ONE 9' 3" x 8' 5" (2.82m x 2.56m)**

### **PLUS 9' 4" x 6' 8" (2.84m x 2.03m) maximum measurements**

(Loosely divided in two with an arched stud wall). Two double glazed windows to front. Built-in shelved cupboard.

### **BEDROOM TWO 9' 2" x 8' 7" (2.79m x 2.61m) plus recess**

Double glazed window to rear. Shelved recess.

### **BATHROOM**

Fitted with a white suite comprising paneled bath with electric shower over, low level WC and pedestal wash hand basin. Double glazed window to rear.

### **SERVICES**

Mains water, mains electricity and mains drainage.

### **AGENT'S NOTE**

The Council Tax band for the property is band 'A'.

### **DIRECTIONS**

Proceed westerly along Boscawell Road passing The Leat turning on the right hand side. Take the second turning on the right and Park an Pyth will be seen after a short distance along on the right hand side. If using What3words:- relatives.skid.nature

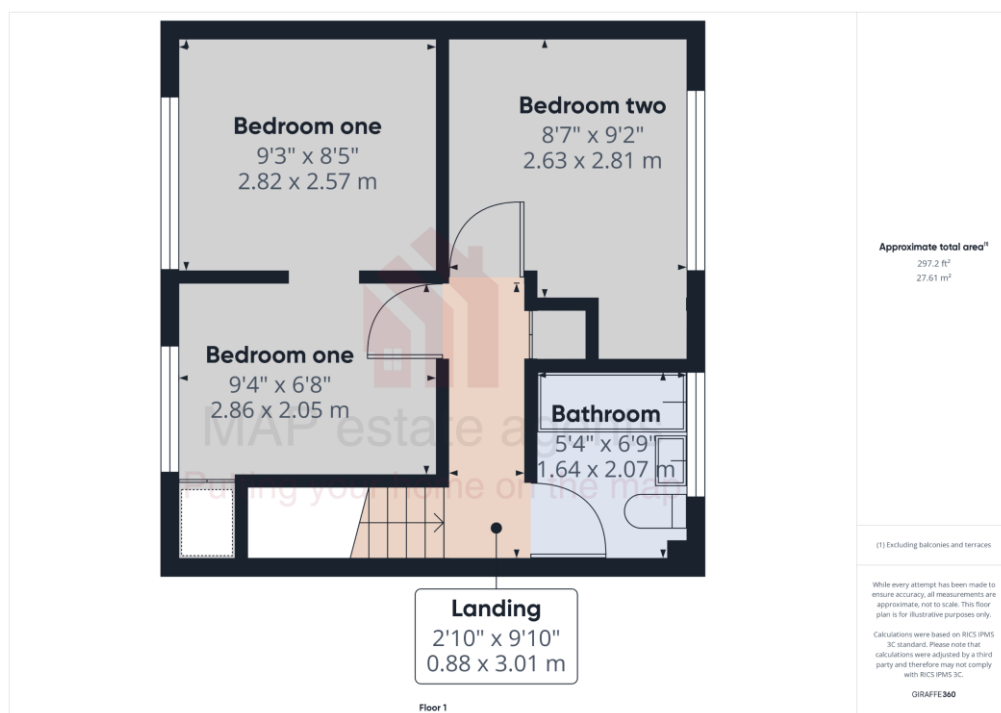
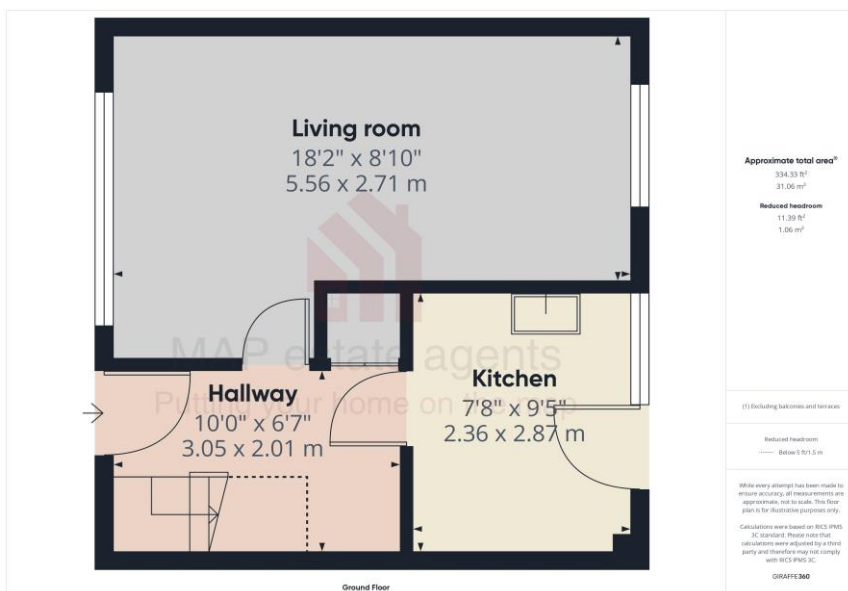


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## MAP's top reasons to view this home

- End of terrace house, subject to a Section 157 restriction
- Two bedrooms
- First floor bathroom
- Double glazing
- Gardens to front and rear
- Sea glimpses from first floor
- Great first time buy opportunity
- Refurbishment required



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