

camel H O M E S

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9 St Pirans Road

Perranporth

Cornwall

TR6 0BH

Tel - 01872 571454

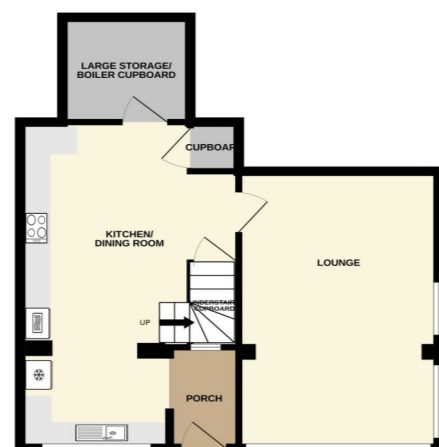
sales@camelhomes.co.uk



Directions:-
Sat. Nav. TR6 0DX
What3Words ///scoop.outlines.finally

For further help with directions, please call Camel Homes on 01872 571454

LOWER GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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34 Tywarnhayle Road
Perranporth TR6 0DX

Freehold

Camel Estate Agents is the trading name of Shilbury Limited
Registered in England and Wales No. 06608721

Registered Office: 9 St Pirans Road, Perranporth, Cornwall, TR6 0BH.
Directors: Simon Dowling FRICS FNAEA and Thomas Dowling





34 Tywarnhayle Road
Perranporth TR6 0DX

PROPERTY DESCRIPTION

Located just off the centre of Perranporth, and a short stroll away from the beautiful beach and Droskyn Point, you'll find this charming three-bedroom home with a unique reverse layout.

Upon entering the property through the spacious and inviting hallway, you'll discover three good sized bedrooms. Two of them offer captivating views that extend over Perranporth. Additionally, there is a well-appointed family bathroom. The master bedroom also boasts the added convenience of an en-suite shower room.

Descending to the lower floor, you'll find the expansive kitchen/family room. This well-equipped space boasts an abundance of kitchen units and features a large storage/boiler room. Adjacent to the kitchen is a cozy living room and snug area. A rear porch provides access to the gardens.

The gardens offer a selection of inviting seating areas, allowing you to unwind while taking in the scenic town views. Furthermore, there is convenient access from here to Lower Tywarnhayle Road, providing easy passage to the heart of Perran.

For parking, the property has its own driveway with parking for three to four cars and there is the added benefit of the outbuilding that has planning for conversation.

PROPERTY ACCOMMODATION

Principal accommodation comprises (all dimensions are approximate):-

Entrance Hall

Master Bedroom - 11'7" x 11'2"

En-Suite Shower Room - 8'10" x 4'11"

Family Bathroom - 11'10" x 5'10"

Bedroom Two - 10'8" x 9'10"

Bedroom Three - 10'9" x 9'6"

Lower Floor

Family Room/Kitchen/Diner - 20'6" x 13'0"

Lounge - 17'3" x 10'11"

Gardens

This property boasts both front and rear gardens. As you descend from Tywarnhayle Road, you'll encounter tiered gardens. At the back of the house, you'll find even more terraced gardens, offering delightful seating areas, perfect for savouring the panoramic views of Perranporth. Additionally, there is abundant storage space, ideal for avid surfers looking to stow away their boards. There is also access from here onto Lower Tywarnhayle Road and in turn down into the centre of Perranporth.

Outbuilding - 22'11" x 17'3" (total floor space)

Parking

Parking can be found on the driveway and there is room for 3 cars/vans.



- **WELL PRESENTED THREE BEDROOM HOME WITH VIEWS OVER PERRANPORTH**
- **INTERNALLY MODERNISED BY CURRENT OWNERS**
- **LARGE KITCHEN/FAMILY ROOM**
- **EN-SUITE TO MASTER BEDROOM**
- **DOUBLE GLAZED THROUGHOUT**
- **WALKING DISTANCE OF PERRANPORTH BEACH AND SHOPS**
- **PLANNING PERMISSION - REPLACEMENT OF A WORKSHOP/STORE WITH A HOME ANNEXE FOR DOMESTIC USE (PA19/05812)**
- **PARKING FOR 3 CAR/VANS**
- **COUNCIL TAX BAND - C**
- **EPC - D57**

