



3 Rosva Morgowr, Falmouth, TR11 5GS

Guide Price £269,000

A spacious 2 bedroom first floor maisonette, located within the Goldenbank area of Falmouth, with private off-road parking for approximately 4 cars, a single garage and a good sized enclosed garden. The light and bright accommodation comprises: large open-plan living/kitchen/dining area with French doors out to a Juliet balcony, 2 bedrooms (with principal en-suite), and a family bathroom. This popular Wainhomes development provides a footpath to Swanpool Beach and Nature Reserve, with the Co-Op supermarket within a 10 minute walk. This delightful maisonette offers gas fired central heating and double glazing. To be sold with no onward chain.

Key Features

- Spacious first floor maisonette
- Large open-plan living/kitchen/dining room
- Private sunny south-west facing garden
- No onward chain
- 2 bedrooms (principal en-suite)
- Private off-road parking for approximately 4 cars
- Close to Swanpool Beach and Nature Reserve
- EPC rating B



THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

Obscure double glazed front door opening into the:-

PRIVATE ENTRANCE HALLWAY

Radiator, fuse box, telephone/broadband point, central ceiling light. Stairs rising to:-

FIRST FLOOR

LANDING

Door to open-plan living space, double glazed window to front aspect.

OPEN-PLAN LIVING /KITCHEN/DINING ROOM

A superb, light and bright, triple aspect open-plan living space, incorporating a living/kitchen/dining area.

LIVING/DINING AREA

Providing plenty of space for sofas and soft seating, as well as room for a dining table and chairs. The living space is flooded with natural light from the double glazed windows, as well as the double glazed French doors opening out to a Juliet balcony, with open views over the development towards Swanpool. Three radiators, two pendant ceiling lights, telephone and television points. Large over-stair storage cupboard with hanging rail.

KITCHEN

A modern, high gloss cream coloured kitchen, with eye and waist level units with a granite-effect worktop incorporating a one and a half bowl sink/drain unit with mixer tap. Built-in four ring gas hob with electric oven and extractor fan. Cupboard housing Ideal Logic gas combination boiler. Built-in dishwasher, space and plumbing for washing machine. Part-tiled walls.

INNER HALLWAY

Doors to bedrooms and bathroom. Door to large storage cupboard. Pendant ceiling light, loft hatch.

BEDROOM ONE

A light and bright dual aspect principal bedroom with double glazed French doors opening onto a Juliet balcony. Double glazed window to side aspect. Radiator, ceiling light, telephone and television points. Door to the:-

EN-SUITE SHOWER ROOM

Large walk-in shower cubicle with panelled surround and glass sliding shower door housing boiled-fed Mira shower. Dual flush WC, pedestal wash hand basin. Part-tiled walls. Radiator, obscure double glazed window to rear aspect. Extractor fan, ceiling light.

BEDROOM TWO

Double glazed window to front aspect. Radiator, ceiling light.

BATHROOM

A white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, dual flush WC. Part-tiled walls, obscure double glazed window to rear aspect. Radiator, ceiling light.

THE EXTERIOR

FRONT

A large tarmacadam parking area with off-road parking for at least four cars, leading to a single garage. External door to under stairs storage area. Access via a pedestrian gate to the side of the property into the:-

REAR GARDEN

An extremely generous south-west facing enclosed garden, enjoying the afternoon and evening sun. Mainly laid to lawn with a shingle seating area and raised flower bed. A pedestrian door gives access into the:-

GARAGE

15'5" x 8'9" (4.70m x 2.67m)

Up-and-over door, loft hatch.

GENERAL INFORMATION

SERVICES

Mains gas, water, drainage, and electricity are connected to the property. Gas fired central heating.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Freehold - 3 Rosva Morgowr owns the freehold of the whole building (which encompasses both the ground floor and first floor maisonette). There is a 50% share of maintenance with the ground floor maisonette and 50% share of building insurance (approx. £400 per annum). A 999 year lease exists on the ground floor maisonette.

VIEWING

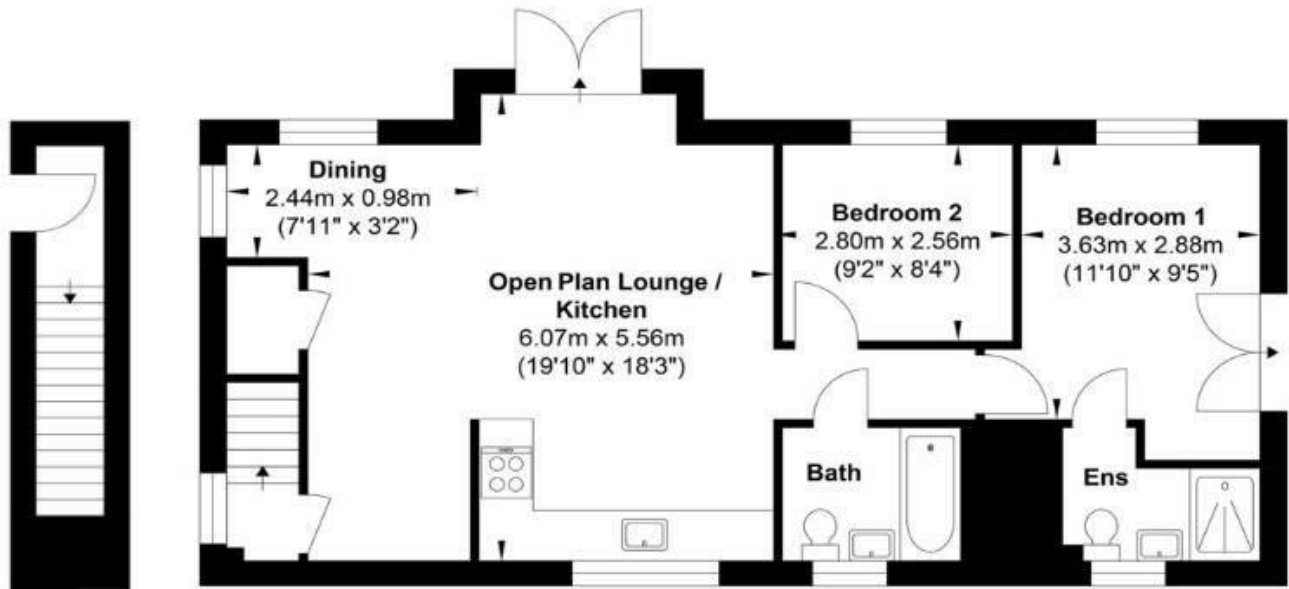
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

AGENTS NOTE

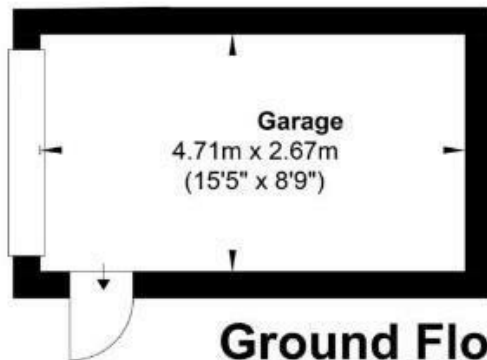
There is an annual charge towards maintenance of the estate to include grass cutting, road maintenance, lighting and tree cutting. The annual charge for 2022 to 2023 was £136.48.



Floor Plan



First Floor



Ground Floor