



24 Alderwood Parc, Penryn, TR10 8RJ

£249,950

A 2 double bedroom mid terraced property, superbly presented and well appointed, with gas central heating, modern fitted kitchen, open living/dining room and a low maintenance rear garden, with the added benefit of a single garage and driveway parking for 1 vehicle. No onward chain.

Key Features

- Mid terraced
- Excellent presentation
- Open living/dining room
- Low maintenance rear garden
- 2 double bedrooms
- Gas central heating
- Single garage
- EPC rating D



THE PROPERTY

Set within renowned Alderwood Parc, Number 24, is a superbly presented property, conveniently located close to all of Penryn's local amenities.

Internally, this mid-terraced property offers an open and spacious living/dining room with kitchen to the rear, providing access onto the rear garden. To the first floor, two good sized double bedrooms are served by a main bathroom. To the exterior, a low maintenance and sheltered rear garden provides a modest section of lawn, together with a small patio, providing a useful outdoor space. Set to the rear of the garden, a single garage accessed from Penvale Crescent, can be found almost immediately on the left hand side with driveway parking for one vehicle.

THE LOCATION

Close links to Penryn College, The Exeter University, Tremough Campus and Penryn Train Station, all within walkable distance, approximately 5-10 minutes, respectively. Penryn town centre is a mere 5-minute walk, whereby useful amenities such as convenience stores, a post office, pubs, restaurants, galleries and more can be enjoyed. The harbour town of Falmouth is approximately 2 miles distant, and the cathedral city of Truro 9 miles distant.

THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

From the communal pathway, a uPVC entrance door provides access to the:-

ENTRANCE VESTIBULE

3'1" x 4'0" (0.95m x 1.23m)

Panelled door leading to living/dining room, electrical consumer unit at head height, useful hanging space for coats. Inset down-lights.

LIVING/DINING AREA

12'2" x 16'6" (3.73m x 5.03m)

A particularly spacious room with stairs leading to the first floor, broad uPVC double glazed window to the front elevation, double radiator. Under-stair storage space to the dining area, TV aerial point, wall mounted heating thermostat and open doorway leading to the:-

KITCHEN

12'4" x 7'7" (3.78m x 2.32m)

A bright and spacious kitchen area with a range of laminate light wood effect units, both above and below counter level with inset one and a half bowl stainless steel sink and drainer with mixer tap, Amica electric oven with four-ring gas hob over and Candy extractor fan above, space and plumbing for dishwasher. Further breakfast bar counter opposite with open space below, exposed Worcester combination boiler, and wall mounted cupboard. Space for fridge-freezer. uPVC rear door with part obscure glazing providing access to the rear garden with double glazed uPVC window adjacent. Neutral tiled splashback to kitchen at mid-level. Tiled flooring, double radiator.

FIRST FLOOR

LANDING

Panelled doors leading to the bedrooms and bathroom. Loft hatch.

BEDROOM ONE

10'11" x 12'2" (3.34m x 3.71m)

A sizable double bedroom providing ample space for bedroom furniture, broad uPVC double glazed window to the front elevation providing much natural light. Radiator.

BEDROOM TWO

6'9" x 12'3" (2.06m x 3.74m)

A nicely proportioned double bedroom with outlook to the rear via uPVC double glazed window offering exceptional views over nearby countryside. Radiator.

BATHROOM

A modern white three-piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, low flush WC and panelled bath with electric Triton shower over with clear glass shower screen. Tiling to floor and wet areas. Extractor fan.

THE EXTERIOR

REAR GARDEN

Fully enclosed and low maintenance with a modest area of lawn and a number of gravelled sections, together with a charming patio to the rear suitable for sitting-out and enjoying sunshine or al fresco dining. Outside water tap. Timber picket fence to the rear with gate leading to:-

SINGLE GARAGE

8'2" x 16'2" (2.51m x 4.95m)

With power and light, including space and plumbing for washing machine and dryer. Up-and-over door, strip lighting, further storage space within roof pitch.

DRIVEWAY PARKING

To the front of the garage, a small tarmac area exists which can be used to park one car, accessed via Penvale Crescent.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band B - Cornwall Council.

TENURE

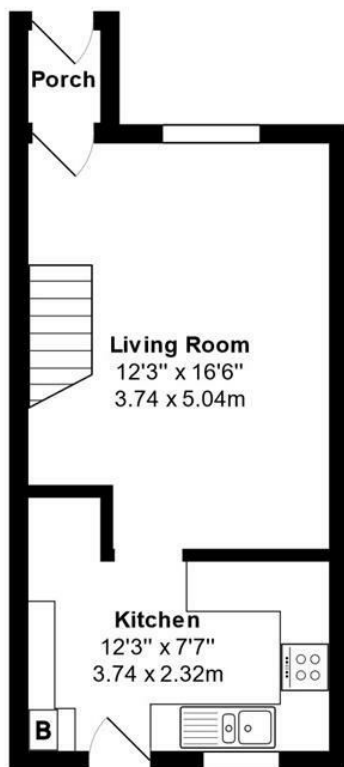
Freehold.

VIEWING

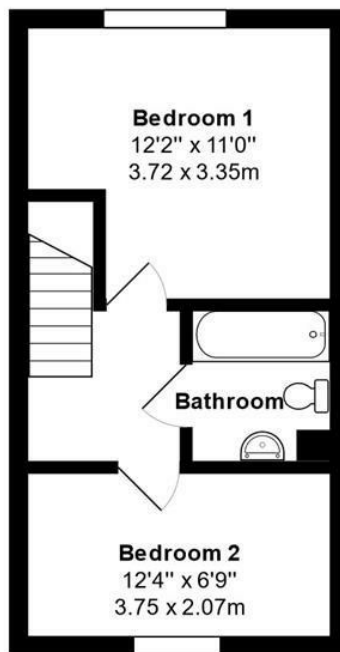
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



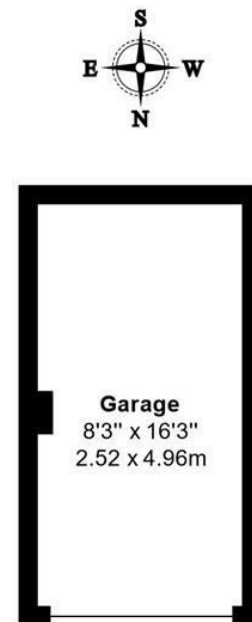
Floor Plan



Ground Floor
Approx Area: 29.0 m² ... 312 ft²



First Floor
Approx Area: 28.0 m² ... 302 ft²



Garage
Approx Area: 12.5 m² ... 134 ft²



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Total Approx Area: 69.5 m² ... 748 ft²

All measurements are approximate and for display purposes only