



28 New Row, Mylor Bridge, Falmouth, TR11 5NB

Asking Price £335,000

A stylishly appointed and extended 2 bedroom semi-detached cottage, within a highly central yet quiet position within this extremely popular creekside village, featuring a contemporary finish with a luxuriously appointed kitchen and bathroom, low maintenance garden area with raised front patio and plentiful parking within the immediate 'courtyard'.

Key Features

- Traffic-free position
- 2 bedrooms
- Superbly appointed kitchen
- Ownership of courtyard with plentiful parking
- Semi-detached
- Stylishly refurbished and extended
- Double glazing
- EPC rating F



THE ACCOMMODATION COMPRISES

At the head of New Row, a timber stable front entrance door opens into the:-

ENTRANCE PORCH

With oak flooring, automatic lighting and cupboard housing electricity meters, with storage over. Contemporary oak door opening into the:-

OPEN-PLAN LIVING ROOM

Impressively refurbished in recent years, with a contemporary oak staircase rising to first floor level. uPVC double glazed windows to front and rear elevations, broad entranceway, radiator, ceiling spotlights, built-in shelving. Consumer unit at ceiling height. Two steps descending to the:-

KITCHEN AREA

An irregular-shaped room, also an extension to the original property. uPVC double glazed windows to front and side elevations. A particularly attractive and recently fitted kitchen, with panel cupboards and drawers both above and below a solid oak worksurface. Space for American-style fridge/freezer. Inset ceramic sink with mixer tap. Siemens four-ring induction hob with Hoover extractor hood, glass splashback and Hotpoint double electric oven. Built-in slimline Lamona dishwasher and built-in Hotpoint washing machine. Concealed wall mounted Heatrae Sadia boiler providing the central heating and hot water. Drayton + Honeywell wi-fi controlled heating thermostat. LED ceiling spotlights with dimmer switching, oak-effect flooring.

FIRST FLOOR

LANDING

Stairs rising from the open-plan living room. Contemporary oak doors to both bedrooms and bath/shower room. Loft hatch.

BEDROOM ONE

A bright bedroom, with uPVC double glazed window to the front elevation. Fitted wardrobe with hanging rail and shelf over. Radiator.

BEDROOM TWO

Another bright room, with uPVC double glazed window to the rear elevation overlooking unspoilt countryside. Radiator.

BATHROOM

A superb, contemporary bathroom, comprising low flush WC, wall mounted sink with mixer tap and tiled splashback, and a shower with showerhead over, folding shower screen and feature glass brick internal wall. Stone-effect tiling throughout, obscure glazed casement window to side elevation. Skylight providing much natural light. Wood-effect flooring. Inset downlights. Heated towel rail.

THE EXTERIOR

RAISED PATIO & SMALL GARDEN

A raised sandstone patio provides a suntrap with space for outdoor furniture, together with storage cupboard (previously housing LPG gas cylinders). Opposite the entrance to the property, is a private garden for Number 28, currently gravelled for ease of maintenance, providing a sunny sitting out area with tall enclosed fencing and a timber shed.

PARKING

The property benefits from ownership of the courtyard immediately to the front, providing a surplus of parking, with a right of way granted for the neighbouring property to park.

GENERAL INFORMATION

SERVICES

Mains electricity, water, and drainage are connected to the property. Wet electric central heating. Telephone points (subject to supplier's regulations).

COINCIL TAX

Band C - Cornwall Council.

TENURE

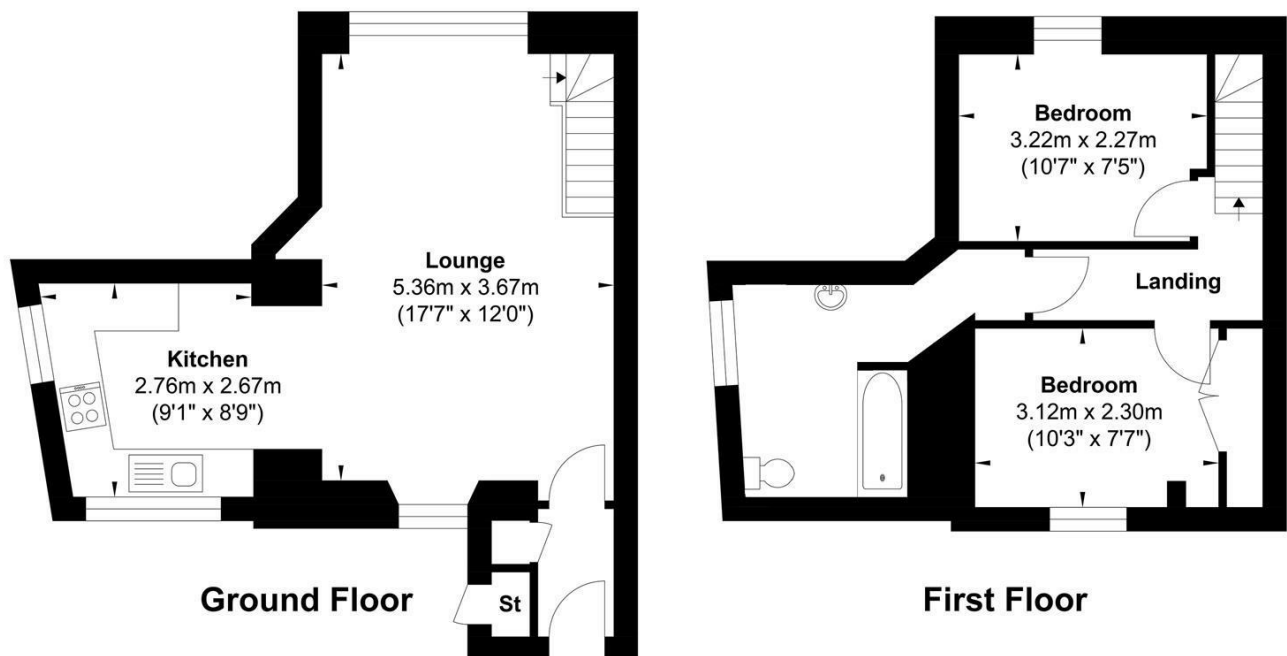
Freehold.

VIEWING

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



Floor Plan



Gross Internal Floor Area : 61.44 m2 ... 661 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.