



3 Glyn Cottages, Falmouth, TR11 4BD

Guide Price £395,000

A substantial, 3 double bedroom period home, located within this attractive Victorian terrace of just 3 properties. Situated along Avenue Road, overlooking tree-lined Arwenack Avenue, just moments from Falmouth's Event Square, Marina and vibrant town centre. Retaining much of its original character and charm, offering well proportioned rooms and high ceilings. The ground floor comprises: entrance hallway, living room, dining room and kitchen. On the first floor there are 3 double bedrooms, a family bathroom and separate WC. The landing gives access to a huge loft space, providing potential for at least another bedroom (subject to obtaining the necessary permissions). Both the front and rear gardens are enclosed, with the rear terraced garden benefiting from a raised, decked seating area, and block-built garden store. Glyn Cottages are perfectly positioned for Falmouth's independent shops, restaurants and bars, with the seafront and beaches less than 10 minute's walk away. Falmouth Town railway station is within a few hundred yards, providing direct access to the city of Truro, which offers regular train connections to London Paddington. Being sold with no onward chain.

Key Features

- Spacious 3 double bedroom period home
- Less than a 10 minute walk from Castle Beach and Falmouth seafront
- Large loft space, ideal for conversion (subject to permissions and consents)
- EPC rating D
- Sought after location, close to the town centre and Events Square
- 2 reception rooms
- Front and rear gardens



THE ACCOMMODATION COMPRISES

Broad solid wood front door to:-

ENTRANCE HALLWAY

Wide entrance hallway with staircase rising to the first floor. Under-stair storage cupboard housing gas meter. Dado rail, wall mounted consumer unit and electricity meter. Radiator, telephone point. Doors to living room, dining room and kitchen

LIVING ROOM

Large double glazed window and attractive panelled surround, overlooking the garden. Open fireplace (not currently used) with stone mantel and original tiled surround and hearth. Picture rail, radiator, TV aerial point.

DINING ROOM

Original feature fireplace with tiled surround and hearth. Double glazed window to rear aspect overlooking the enclosed garden. Original built-in cupboard with shelving and glazed double doors. Picture rail, ceiling light.

KITCHEN

Basic kitchen with eye and waist level units, roll-top worksurface with inset ceramic one and a half bowl sink/drain unit with mixer tap. Built-in four-ring gas hob with electric oven under. Door to larder cupboard with shelving. Space and plumbing for washing machine and dishwasher. Obscure double glazed window and former serving hatch to dining room. Space for freestanding fridge/freezer, further storage cupboard with shelving. Radiator, tiled flooring, double glazed window to rear aspect. Double glazed door to the garden.

FIRST FLOOR

LANDING

Original stripped wood flooring, dado rail. Loft hatch to large loft space. Radiator, doors to bedrooms, bathroom and WC.

BEDROOM ONE

Double glazed window to front aspect overlooking the garden and across to tree-lined Arwenack Avenue. Attractive original fireplace with tiled surround and hearth, original wood flooring, picture rails, ceiling light, radiator.

BEDROOM TWO

A second good size double bedroom with large double glazed window overlooking the enclosed rear garden. Original wood flooring, picture rail, radiator. Wash hand basin set within a vanity unit, with tiled splashback and mirrored cabinet.

BEDROOM THREE

A third double bedroom with double glazed window overlooking the front garden. Original wood flooring, picture rail, radiator.

BATHROOM/WC

Panelled bath with mixer tap and shower attachment, tiled surround with glass shower screen. Dual flush WC, vanity unit with shelving and wash hand basin. Further tiling to walls, obscure double glazed window to rear aspect. Boiler cupboard housing modern Vaillant gas central heating boiler, providing domestic hot water and central heating, with

shelving below. Ceiling light, tiled flooring. Ladder-style heated towel rail/radiator.

SEPARATE WC

Dual flush WC. Obscure double glazed window to rear aspect. Radiator, ceiling light.

LOFT

The large loft space provides a particularly high pitch, and offers great potential for conversion to further accommodation, subject to any necessary permissions and consents. Partially boarded, with natural light provided by a window.

THE EXTERIOR

FRONT

Cast iron pedestrian gate with steps and path leading to the front door. The front garden provides low-level flower beds planted with mature shrubs and small trees.

REAR

Offering an excellent degree of privacy, the fully enclosed courtyard-style garden provides a block-built garden store and further wood store. Steps lead up to a decked seating area with canary island date palm. At the top of the garden is a further block-built garden store and brick-built barbecue. A gate provides pedestrian rear access onto Arwyn Place.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band C - Cornwall Council.

TENURE

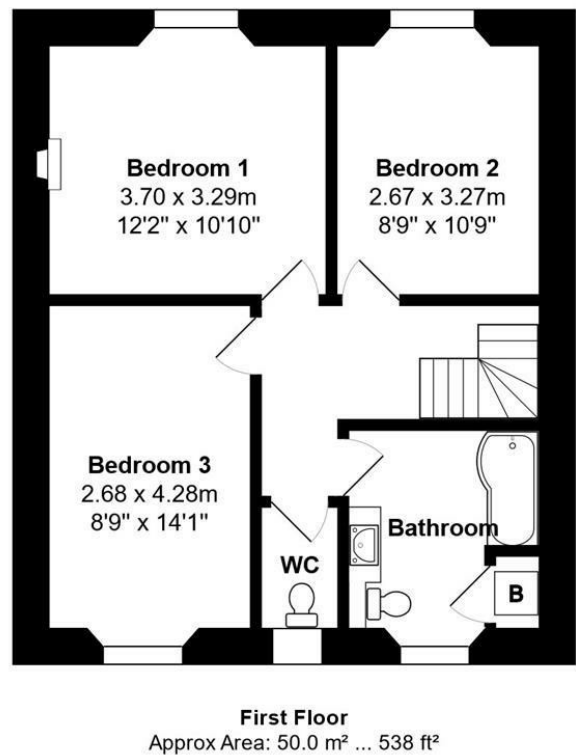
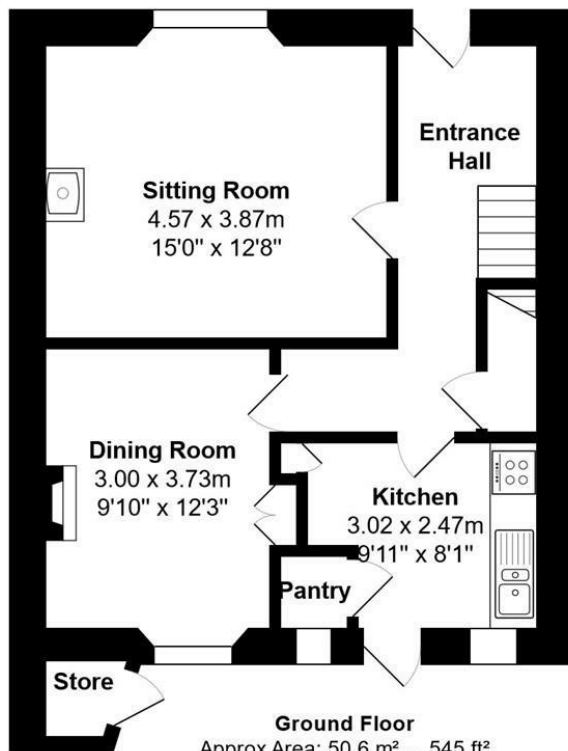
Freehold.

VIEWING

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



Floor Plan



Glyn Cottages, Avenue Road, Falmouth, TR11 4BD

Total Approx Area: 100.6 m² ... 1083 ft² (excluding store)

All measurements are approximate and for display purposes only