



**Laskowski
&Co**



Main house

Annexe

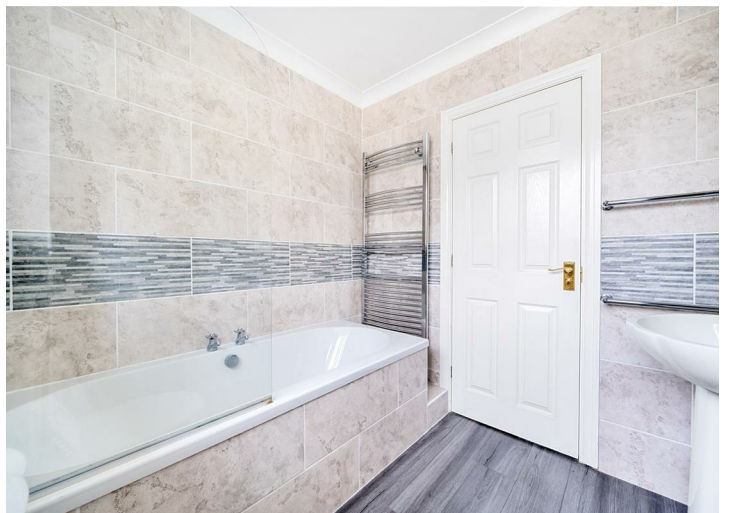
9 Dunvegan Road, Penryn, TR10 8HJ

Guide Price £450,000

WITH DETACHED ONE BEDROOM ANNEXE/BUNGALOW! A fantastic opportunity for those requiring a property that offers true multigenerational living! This substantial 5/6 bedroom semi-detached family home includes the rare addition of a brand new single-storey detached 1 bedroom annexe/bungalow, located directly behind the main house. Situated within a quiet cul-de-sac on the outskirts of Penryn, this hugely versatile property will suit those looking for a well proportioned home with quality self-contained accommodation for a family member. The spacious main house comprises: entrance porch, entrance hallway, sitting room/bedroom 5, lounge, dining room and fitted kitchen. On the first floor are 4 double bedrooms and 2 bathrooms. The purpose-built, brand new, single-storey annexe is beautifully finished, providing an open-plan living space that incorporates a modern kitchen, double bedroom and contemporary bathroom. Externally, the property offers a lawned front garden with driveway parking and, to the rear, a low maintenance paved courtyard garden. A rare opportunity that provides huge versatility in terms of the accommodation on offer, and a viewing is highly recommended.

Key Features

- 5/6 bedroom semi-detached house with brand new detached 1 bedroom annexe/bungalow
- Over 1600 sq ft of accommodation
- Driveway with off-road parking
- No onward chain
- Opportunity for multi-generational living or investment
- Gas central heating and double glazing
- Close to local schools, train station and university campus
- EPC rating D



LOCATION

Dunvegan Road is a quiet cul-de-sac on the edge of the historic town of Penryn, within easy access of both the town and Tremough Campus, part of Exeter University. Within a short walk is Penryn railway station (part of the Falmouth/Truro) branch-line with links to London Paddington, and a bus stop is within fifty metres of the front door. The town of Penryn provides a range of local independent shops, cafes and eateries as well as primary and secondary schooling. The cathedral city of Truro is within easy commuting distance, being approximately nine miles distance. The busy harbourside town of Falmouth is only three miles away with its extensive range of shopping, business, and leisure facilities.

THE ACCOMMODATION COMPRISES

uPVC obscure glazed front door to:-

ENTRANCE PORCH

Dado rail, coat rail. Open to:-

ENTRANCE HALLWAY

Wood-effect luxury vinyl flooring, stairs rising to first floor half landing, doors to lounge and sitting room.

SITTING ROOM

Bay window with uPVC double glazing to front aspect, central ceiling light, radiator. Large under-stair storage cupboard with shelving. Further storage cupboard housing recently installed Worcester gas combination boiler and hanging rail. Open fire set in period fireplace with tiled surround and hearth. Door to kitchen.

LOUNGE

A light and bright reception room, open to the dining room. Double glazed window to front aspect overlooking the garden. Open fireplace with period fireplace incorporating a tiled surround and hearth with wood mantel surround. Wood-effect luxury vinyl flooring, central ceiling light, radiator.

DINING ROOM

A large sociable room, open to the lounge, with a large archway with plenty of natural light from the uPVC double glazed patio doors which give access onto the paved rear courtyard garden. Two central ceiling lights, radiator, wood-effect luxury vinyl flooring. Obscure glazed timber double doors to:-

KITCHEN

A well proportioned family kitchen, with a range of eye and base level units, roll-top worksurface with inset stainless steel sink/drainage unit with swan neck mixer tap, inset four-ring ceramic hob with extractor fan over and electric fan assisted oven under. Space and plumbing for washing machine, space for condensing tumble dryer. Part tiled walls, wood-effect luxury vinyl flooring, uPVC double glazed window to rear aspect, obscure double glazed uPVC rear door to courtyard. Wall mounted consumer unit, radiator.

FIRST FLOOR

HALF LANDING

Steps up to bedroom one, four and family bathroom. Further steps up to the main landing, eye level Velux window providing much natural light. Loft hatch.

BEDROOM ONE

uPVC double glazed window to front aspect, period cast iron fireplace, two sets of built-in wardrobes, both with hanging rail and one with shelving. Recess with further built-in shelving, central ceiling light, radiator.

BEDROOM FOUR

uPVC double glazed window to front aspect, large built-in wardrobe with hanging rail and shelving. Central ceiling light, radiator.

FAMILY BATHROOM

White suite comprising a panelled bath with mixer tap, Triton electric shower and glass screen, pedestal wash hand basin, low level flush WC. Majority tiled walls, quality wood-effect vinyl flooring, ladder-style heated towel rail/radiator. uPVC obscure double glazed window to side aspect, extractor fan, central ceiling light.

MAIN LANDING

Doors to bedrooms two and three and additional family bathroom.

BEDROOM TWO

uPVC double glazed window to rear aspect, twin built-in wardrobes, both with hanging rail one with shelving and built-in dressing area. Radiator, central ceiling light.

BEDROOM THREE

uPVC double glazed window to rear aspect, large built-in wardrobe with hanging rail and shelving, built-in dressing area. Radiator, central ceiling light.

ADDITIONAL FAMILY BATHROOM

White suite comprising a panelled bath with boiler-fed power shower with rainfall twin showerheads and glass screen, pedestal wash hand basin, low level flush WC. Fully tiled walls, quality wood-effect vinyl flooring. Large heated towel rail/radiator, extractor fan, central ceiling light. uPVC obscure double glazed window to rear aspect.

THE EXTERIOR

FRONT

Tarmac driveway providing off-road parking for two cars, and a level lawned garden, bordered by hedging. The driveway continues around to the side of the property, where there is potential further parking available for a small vehicle. Alternatively, the side driveway area could be utilised as additional garden space.

REAR COURTYARD GARDEN

Paved and accessed via the patio doors from the dining room, as well as the back door from the kitchen. The courtyard faces west and enjoys afternoon and evening sun.

ANNEXE/BUNGALOW

A superb brand new detached annexe/bungalow, located to the rear of the main house, and ideal for those looking to purchase two properties for multi-generational living.

Composite front door to:-



OPEN-PLAN LIVING SPACE

Incorporating a fitted kitchen, space for seating and dining table. This spacious dual aspect room provides a beamed open vaulted ceiling, uPVC double glazed windows to front and rear aspects. The kitchen is fitted with a range of high gloss eye and base level units, granite-effect roll-top worksurface with one and a half bowl sink/drain unit with swan neck mixer tap, built-in four-ring electric ceramic hob with extractor fan over and fan assisted electric oven under, built-in fridge/freezer. Space and plumbing for washing machine, part tiled walls, wall mounted consumer unit. Oak door to bedroom, oak-effect wood laminate flooring, two radiators, three pendant lights, beam mounted spotlights over the kitchen. A drop down ladder gives access to an over-head mezzanine storage area, currently housing the recently installed Worcester gas combination boiler providing domestic hot water and central heating.

BEDROOM

uPVC double glazed window to rear aspect, inset recessed spotlights, radiator. Built-in wardrobe with twin oak doors. Oak door to:-

BATHROOM

White suite comprising a panelled bath with mixer tap, rainfall-style twin head power shower with glass screen and tiled surround, pedestal wash hand basin, dual flush WC. Further tiling to walls, recessed spotlights, extractor fan. uPVC obscure double glazed window to front aspect, ladder-style heated towel rail/radiator.

THE EXTERIOR

FRONT

Paved sun terrace, enclosed by frosted glass and stainless steel balustrade, providing the ideal spot for a large table and chairs. A granite chipped path leads all the way around the annexe for ease of maintenance.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

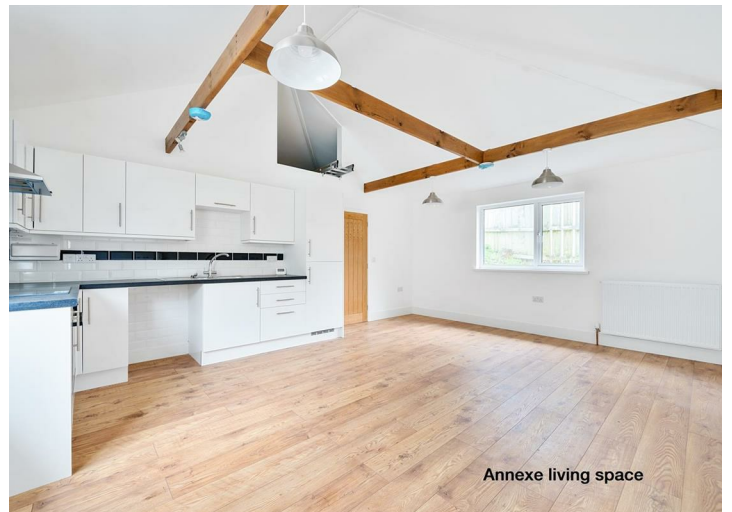
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



The annexe



Annexe living space



Annexe living space



Annexe bedroom



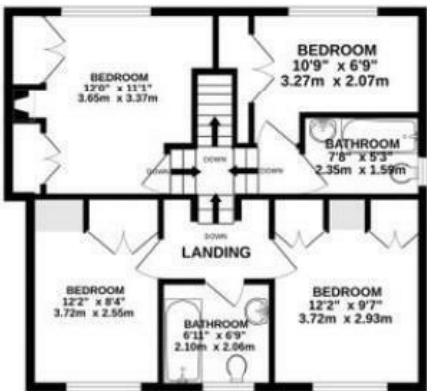
Annexe bathroom

Floor Plan

GROUND FLOOR
1051 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



Annexe