



Laskowski
&Co



53 Mongleath Avenue, Falmouth, TR11 4PP

£345,000

Occupying a good sized plot within popular Mongleath Avenue, is this 3 bedroom semi-detached family home. Built by Gray Connolly in the 1960's, these versatile properties lend themselves very well to reconfiguration and extension, with the accommodation currently comprising on the ground floor: entrance hallway, living room, dining room, kitchen and large utility with separate shower room/WC. On the first floor are 3 bedrooms and a family bathroom. The driveway provides parking for at least 3 cars, with the option to create further parking within the front garden. The private west-facing rear garden is ideal for children and pets, predominantly laid to lawn with mature planted flower beds and a sunny patio. The area of Boslowick is located in an extremely convenient position on the outskirts of Falmouth, close to Penmere railway station, local shops, primary schools, and within walking distance of Swanpool Beach and nature reserve. Being sold with no onward chain - viewing highly recommended.

Key Features

- Fantastic 3 bedroom family home
- Delightful west-facing garden
- Distant views towards Falmouth Bay
- No onward chain
- Requiring updating and modernisation
- Driveway and attached garage
- Shops, schools and beach all within walking distance
- EPC rating D



THE ACCOMMODATION COMPRISES

Obscure double glazed front door to:-

ENTRANCE HALLWAY

Stairs to first floor with under-stair storage cupboard and additional coat cupboard. Radiator, central ceiling light, doors to living room and kitchen.

LIVING ROOM

Large double glazed picture window to the front aspect overlooking the garden and driveway with distant views towards Falmouth Bay and St Anthonys Lighthouse. Radiator, central ceiling light. Fireplace currently housing an electric fire. Archway to:-

DINING ROOM

Space for a good size dining table and chairs, double glazed patio doors overlooking the mature garden and providing access onto a paved terrace. Central ceiling light, radiator. Door to:-

KITCHEN

Range of eye and base level units with wood-effect roll-top worksurface, stainless steel sink/drainage unit with mixer tap. Part tiled walls, space for cooker with gas cooker point and extractor hood over. Space for under-counter fridge, double glazed windows to rear aspect overlooking the garden. Radiator, larder cupboard with shelving. Doors to hallway and:-

GARAGE

The single garage provides great potential for conversion into further accommodation, currently providing a metal roller door, power and light connected. Wall mounted fuse box and electric meter. A door gives access to the:-

UTILITY ROOM

A good size room with further eye and base level units, roll-top worksurface with inset stainless steel sink/drainage unit with mixer tap. Wall mounted Glow-worm gas boiler providing domestic hot water and central heating. Space and plumbing for washing machine and dishwasher, tiled floor, radiator. uPVC double glazed door providing access to the garden, double glazed window to the rear aspect. Door to:-

GROUND FLOOR SHOWER ROOM

Shower cubicle with Mira boiler-fed shower with panelled surround, low level flush WC. Two radiators, two central ceiling lights. Tiled floor, obscure double glazed window to rear aspect.

FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom, loft hatch. Double glazed window to side aspect, central ceiling light. Airing cupboard with shelving.

BEDROOM ONE

A spacious double bedroom with large double glazed window to front aspect enjoying distant views towards Falmouth Bay, St Mawes Castle and St Anthonys Lighthouse. Radiator, central ceiling light.

BEDROOM TWO

A second double bedroom with double glazed window to the rear aspect overlooking the garden, radiator, central ceiling light.

BEDROOM THREE

A single bedroom with double glazed window to front aspect enjoying distant views of the bay across to St Mawes. Central ceiling light, radiator.

FAMILY BATHROOM

White suite comprising panelled bath with Mira Sport electric shower over and tiled surround, further tiling to walls, dual flush WC, pedestal wash hand basin. Obscure double glazed windows to both side and rear aspects. Central ceiling light, radiator.

THE EXTERIOR

FRONT

Driveway providing off-road parking for approximately three cars in tandem, and leads to the attached single garage. The garden provides scope to create further off-road parking if required, currently laid with shingle, to include a small patio seating area, many mature shrubs.

REAR

The level west-facing rear garden enjoys the afternoon and evening sun, low level mature flower beds contain a large mixture of flowers and mature shrubs, with a central lawn and path leading to the rear of the garden, where there is a timber garden shed and compost area. A paved terrace is accessed by the patio doors from the dining room and provides the ideal spot to sit and enjoy the sun. Wall mounted outside lighting, outside cold water tap.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

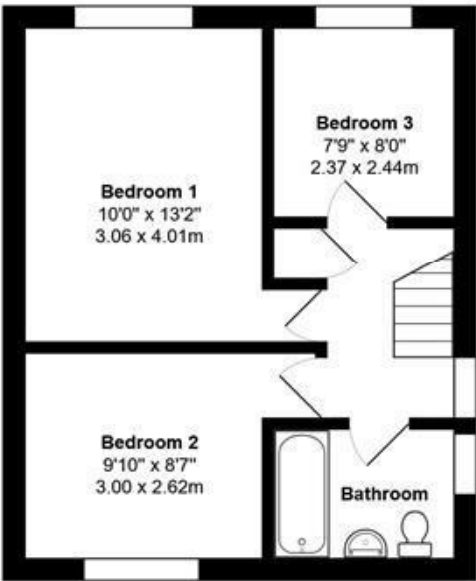
Freehold.

VIEWING

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



Floor Plan



First Floor
Approx Area: 36.9 m² ... 398 ft²



Ground Floor
Area: 63.9 m² ... 688 ft²

Mongleath Avenue, Falmouth, TR11 4PP

Total Approx Area: 100.7 m² ... 1083 ft²

All measurements are approximate and for display purposes only