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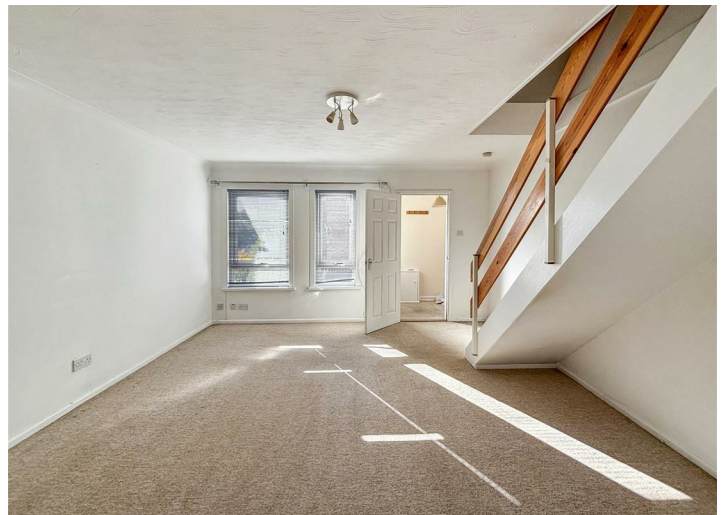
91 Conway Road, Falmouth, TR11 4LJ

Guide Price £230,000

Positioned away from passing traffic and ready to move straight into, an end terrace 2 bedroom house, with uPVC double glazing, a good sized living room leading to a kitchen/diner on the ground floor, and enclosed garden to the rear.

## Key Features

- 2 bedrooms
- Quiet position
- Kitchen/diner
- Well proportioned
- Far-reaching views
- Double glazing
- Bright accommodation
- EPC rating E



## THE PROPERTY

91 Conway Road is two-bedroomed house on the end of a short terrace, located within this popular residential road, close to the western outskirts of Falmouth.

The house provides well proportioned two-bedroomed accommodation which will undoubtedly prove of great appeal to first time, family and retirement purchasers alike.

Benefiting from uPVC double glazing, the accommodation includes a generous entrance porch, spacious lounge, kitchen/diner, part galleried first floor landing, two bedrooms with far-reaching southerly views to Falmouth Bay from the front, and a family bathroom with part tiled walls.

To the front, there is a small easily maintained garden and pathway to the side, leading to the well enclosed and attractively stocked mainly lawned garden to the rear.

## THE LOCATION

Conway Road is located on the western outskirts of the town, almost equidistant between Trescobeas secondary school in one direction, and King Charles and St Francis junior schools in the other. A regular bus service stops along Conway Road and, therefore, direct and easy access is provided into Falmouth's town centre whose excellent day-to-day amenities include shops, library, multi screen cinema, wide variety of restaurants and bars, sports and sailing clubs, National Maritime Museum, sub-tropical gardens and, along the picturesque seafront, beautiful clifftop walks and safe bathing beaches.

## THE ACCOMMODATION COMPRISES

A walkway within the front garden leads up to the uPVC double glazed entrance door, which opens into the:-

### ENTRANCE PORCH

A light and generous entrance area with coat hanging space, meter cupboard and inner door to the:-

### LIVING ROOM

A particularly bright and well proportioned room with two uPVC double glazed windows to the front elevation. Electric heater. Open staircase rising to the first floor landing with recess under suitable for alteration into a storage cupboard, if required. Entranceway to the:-

### KITCHEN/DINER

Another particularly bright room with uPVC double glazed window and uPVC double glazed door overlooking the rear garden. Space for dining table and chairs. The kitchen itself comprises a range of timber-effect cupboards at base and eye level with tiled splashback areas in between. Space for electric oven/hob with extractor hood over, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine and tumble dryer, space for fridge. Vinyl floor covering, adjustable ceiling spotlights on dimmer.

## FIRST FLOOR

### LANDING

Stairs rising from the living room and this part galleried landing with fitted airing cupboard housing the hot water cylinder. Electric heater. Loft hatch. Matching panelled doors to both bedrooms and the family bathroom.

## BEDROOM ONE

A well proportioned and particularly bright room with uPVC double glazed windows to the front elevation enjoying lovely far-reaching views across tree tops and the outskirts of Falmouth to Falmouth Bay in the distance. Fitted wardrobe with hanging rail.

## BEDROOM TWO

Another bright room with uPVC double glazed window overlooking the rear garden. Fitted wardrobe with hanging rail.

## BATHROOM/WC

A three-piece suite in white with a panelled bath, folding shower screen, electric shower unit and fully tiled walls, low flush WC, wash hand basin with cupboard under and tiled splashback. Wall mounted electric towel rail. Obscure uPVC double glazed window to the rear elevation.

## THE EXTERIOR

### REAR GARDEN

Door from the kitchen/diner, a broad paved patio provides space for outside dining. Central steps lead up to a raised lawned area and gravelled pathway leading to a timber shed. Enclosed side and rear boundaries with various shrubs and plants.

## GENERAL INFORMATION

### SERVICES

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

### COUNCIL TAX

Band B - Cornwall Council.

### TENURE

Freehold.

### VIEWING

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

### DIRECTIONAL NOTE

Travelling into Conway Road from Bickland Water Road, continue until reaching the right-hand bend where the road drops down, and the small terrace of three houses is located on the right-hand side, Number 91 being the furthest from the road.



Floor Plan

