



Carthew Terrace  
St. Ives  
TR26 1EB

Asking Price £299,000

- Ground Floor Apartment
- Parking
- Sea and Island Views
- Busy Holiday Let
- Lounge Dining Room Opening into The Kitchen
- Double bedroom Offering Views
- Shower Room
- Patio Garden Front and Rear
- Can Be Purchased Furnished



Tenure - Leasehold

Council Tax Band - A

Floor Area - 452.08 sq ft



### Entrance

Communal front door access a reception porch and hall with the front door to the apartment on the left opening into:

### Entrance Porch

Wooden flooring. Door into:

### Living room

11'11 x 11'04 (3.63m x 3.45m )

Wooden flooring. Wall mounted electric heater. Double glazed door opening onto the enclosed rear patio garden. Understairs storage cupboard. Double opening doors opening into the bedroom. Access into:

### Kitchen

9'04 x 7'10 (2.84m x 2.39m)

Vinyl flooring. Base level units and drawers with recesses for a washing machine and dishwasher. Worksurfaces above incorporating a stainless steel sink drainer with mixer tap above and tiled splashbacks. Double glazed window to side aspect above. Integrated 4 ring hob with oven grill below and a stainless steel extractor over along with a stainless steel splashback. Eye level units. Recess for a free standing fridge freezer. Wall mounted consumer unit. Door into:

### Shower Room

6'08 x 4'07 (2.03m x 1.40m )

Vinyl flooring. Dual flush low level W/c with a concealed cistern. Hand wash basin set into a unit with a vanity cupboard below. Shower with sliding glazed door and a rainfall shower above with a separate shower hand attachment. and tiled surrounds and splashbacks. Ladder towel rail. Cupboard housing hot water cylinder.

Returning to the living room, there are double opening doors leading into:

### Bedroom

14'05(into bay) x 10'07 (4.39m(into bay) x 3.23m)

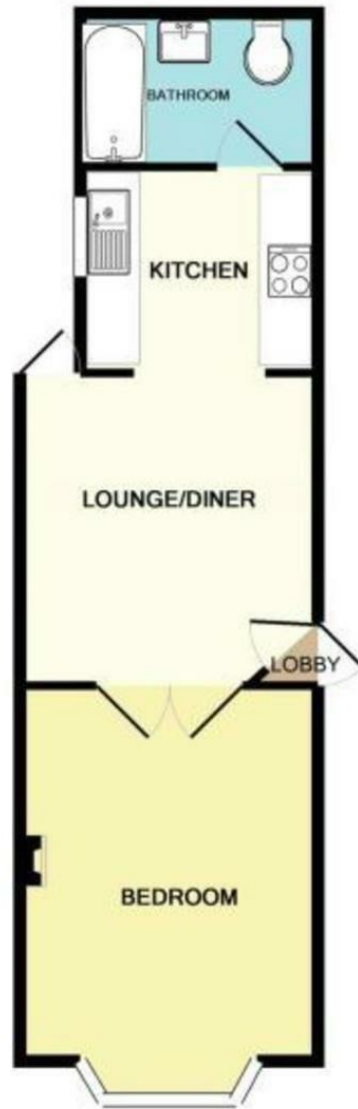
Wooden flooring. Double glazed bay window to the front aspect offering a lovely view to the front out to sea and to the right a

view towards The Island of St Ives and beyond to Godrevy Lighthouse. and Trevoise Head in the distance. Feature ornamental fireplace with ornate tiled surrounds and mantle above.

### Outside

To the front of the property is an open fore garden which is slate paved and creates the ideal seating area to watch the stunning sunsets in the summer and look out to sea and across The Island of St Ives. To the rear is an enclosed patio area which is accessed via the patio door in the living room. There is right of access through the gate.





## Directions To Property

From Porthmeor Beach head up Porthmeor Hill following the road around to the right. Continue along the road passing Ayr Park where the turning for Carthew will be found on your right continue along the road and around to the left where the property will be found on your left nearer the top of the terrace.

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## Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	58
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

