



Laskowski
&Co



24 St Gluvias Street, Penryn, TR10 8BL

Guide Price £275,000

A 2/3 bedroom Grade II Listed period cottage, situated within popular St Gluvias Street just moments' from the town centre. The well proportioned accommodation comprises, on the ground floor: entrance hallway, living room, double bedroom/dining room and kitchen with access to the rear courtyard. On the first floor are 2 further double bedrooms and a family bathroom. The property enjoys an east-facing enclosed courtyard to the rear. Being sold with no onward chain, this central cottage would make an ideal home, or investment purchase, having been previously let for £1,650 pcm.

Key Features

- Grade II Listed cottage
- Superb central location
- Gas central heating
- Ideal home or investment property
- 2/3 bedrooms
- East-facing rear courtyard
- No onward chain
- EPC rating E



LOCATION

St Gluvias Street is just moments from the heart of the town centre, providing easy access to Penryn's shops, restaurants and bars; picturesque Penryn Quay is just a short walk down the hill, with its popular Muddy Beach Cafe and Bailey's Farm Shop. A regular bus service operates throughout the town with the train station and Penryn university campus close by.

THE ACCOMMODATION COMPRISES

From St Gluvias Street, a granite threshold with recessed traditional entrance door opens into the:-

HALLWAY

Doors to living room and kitchen. Turning staircase at midway rising to the first floor with under-stair storage. Gas meter, electrical consumer unit and meter. Double radiator, carpeted flooring, telephone point. Panelled door leading into the:-

LIVING ROOM

11'3" x 11'3" (3.45 x 3.43)

Second measurement into recess. A cosy room featuring a charming central gas fireplace with matching hearth and back panel, mantel and surround. Recess to either side with wall lights. Recessed sash window to the front elevation with deep sill. Double radiator, TV aerial point, carpeted flooring.

KITCHEN

7'4" x 5'11" (2.24 x 1.81)

Located to the rear of the property, open to the hallway. Exterior door providing access onto the rear courtyard. Range of fitted base and wall cupboards, stone work-surface incorporating a stainless steel sink with swan neck mixer tap and drainer. Hotpoint electric oven with four-ring gas hob above and extractor fan over. Integrated fridge and dishwasher. Radiator, part tiled walls, wood-effect laminate flooring.

BEDROOM THREE/DINING ROOM

9'10" x 7'5" (3.00 x 2.27)

Plus Chimney breast recess. Ground Floor double bedroom, (formerly a dining room) with large corner recess. Sash window to the rear elevation with deep sill. Radiator, carpeted flooring.

FIRST FLOOR

SPLIT LEVEL LANDING

Doors to both bedrooms and bathroom. Loft access. Part paneled wall.

BATHROOM

7'4" x 5'10" (2.25 x 1.78)

White three-piece suite comprising low flush WC, pedestal wash hand basin with mixer tap. Panelled bath with mains-powered shower and glass screen. Louvre door opening to airing cupboard housing Celsia combination boiler and slatted shelving. Obscure uPVC double glazed window to the rear elevation. Heated towel rail, fully tiled walls and flooring. Radiator, extractor fan.

BEDROOM ONE

15'5" x 11'6" (4.71 x 3.53)

A exceptionally spacious double bedroom spanning the full width of the property, with recessed sash window to the front elevation. Carpeted flooring, radiator. Corner recess ideal for a wardrobe or potential desk space. Central ceiling light.

BEDROOM TWO

10'3" x 7'6" (3.13 x 2.31)

Plus chimney breast recess. Another double bedroom with window to the rear elevation and deep sill. Carpeted flooring, radiator, central ceiling light. Part paneled wall.

THE EXTERIOR

REAR COURTYARD

An enclosed, low maintenance area providing excellent sitting-out space, ideal for alfresco dining. Two raised flower beds.

OUTBUILDING/UTILITY

A particularly useful outbuilding, attached to the rear of the property. Timber panelled door, space for freezer and further space and plumbing for washing machine and tumble dryer. Wooden shelving, water tap. Power and light connected.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Freehold.

VIEWING

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



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)

ST GLUVIAS STREET, PENRYN, CORNWALL, TR10 8BL.
TOTAL APPROX. FLOOR AREA 696 SQ.FT. (64.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2018