

7 OLD ROSELYON CRESCENT, ST BLAZEY, PAR, PL24 2LW



A recently modernised and extended two bedroom semi-detached house with no ongoing chain, set within an established residential development in this popular village, just a short distance from local amenities and the south coast.

Accommodation Comprises:- Entrance hall, open plan lounge/diner/kitchen, landing, two bedrooms, shower room, uPVC double glazing, LPG central heating (Under floor heating on the ground floor), garage, driveway parking for several cars, gardens to the front and rear.

£220,000

SITUATION

The popular south coast village of Par offers a varied range of local amenities including general shops/post office, pubs, takeaways, fruit & veg shop, primary school, mainline train station and a regular bus service. A small supermarket, chemist and doctors surgery also lie within a short walking distance of the property. 'Par Track' is a community run recreation and sports facility in the heart of the village, serving as a health and wellbeing hub for this thriving community.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

uPVC double glazed front entrance door opening into:-

Entrance Hall

Master telephone socket. Stairs to first floor. Door into:-



Open Plan Lounge/Diner/Kitchen

33' 10" x 8' 11" (10.32m x 2.73m) widening to 11' 9" (3.59m) uPVC double glazed windows to front and rear elevation. TV aerial point. Built-in under stairs cupboard enclosing the electricity meter and a modern consumer unit. Modern fitted kitchen comprising a matching range of wall, base, and drawer units with worktops. Inset stainless steel sink and drainer with mixer tap. Built-in single electric oven with inset four ring electric hob above and stainless steel extractor over. Space and plumbing for washing machine. Cupboard housing a Worcester Greenstar 28 CDI LPG fired combination boiler (Installed in 2025). uPVC double glazed door to rear garden.

FIRST FLOOR

Landing

uPVC double glazed window to side elevation with countryside views. Access to loft space. Built-in airing cupboard enclosing a radiator and shelving. Doors to bedrooms and shower room.

Bedroom One

11' 3" x 8' 11" (3.44m x 2.73m) (Plus door recess) Two uPVC double glazed windows to front elevation. Radiator. Recess.

Bedroom Two

13' 7" x 6' 9" (4.13m x 2.07m) (Maximum) uPVC double glazed window to rear elevation. Radiator.

Shower Room

8' 0" x 4' 9" (2.44m x 1.44m) Modern suite comprising:- Large walk-in shower cubicle, white low level W.C and vanity wash hand basin. Part tiled walls. Chrome heated towel rail. Extractor fan. Obscure uPVC double glazed window to rear elevation.



OUTSIDE

To the front of the property is a concrete driveway leading to the garage and a level garden laid to lawn. There is gated access to the side of the property, opening to a level and generous size garden arranged to the side and rear. A small section of the rear garden is laid with artificial grass and a patio area.

Garage

16' 5" x 8' 0" (5m x 2.45m) Metal up and over door to front. Window to side. Personal door to rear. Light connected.

ENERGY RATING

E (40).

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Heading east on the A390 through St Blazey Gate, turn right at the top of Rose Hill onto Middleway. Go down the hill passing St Blazey cricket ground and take the next right into Old Roselyon Road. Continue for a short distance and take the second turning on the left to Old Roselyon Crescent. No.7 is located shortly after on the left-hand side.



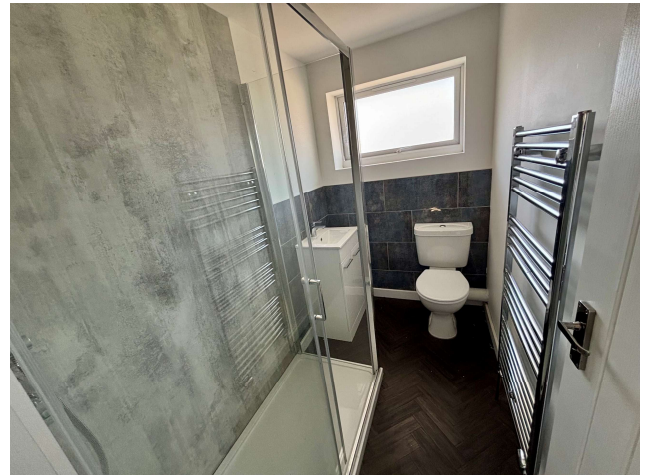
LOUNGE AREA



BEDROOM TWO



DINING AREA



SHOWER ROOM



KITCHEN



FRONT GARDEN

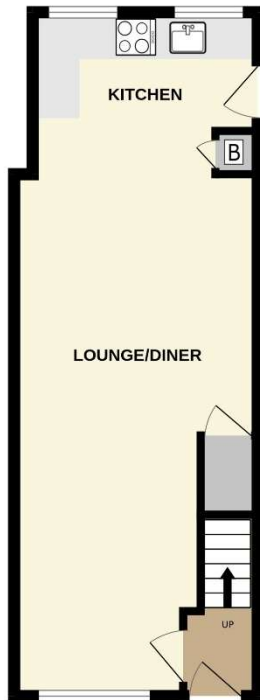


BEDROOM ONE

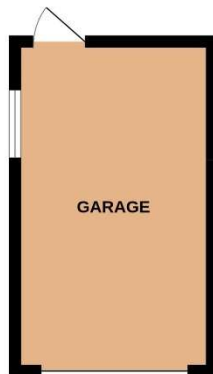
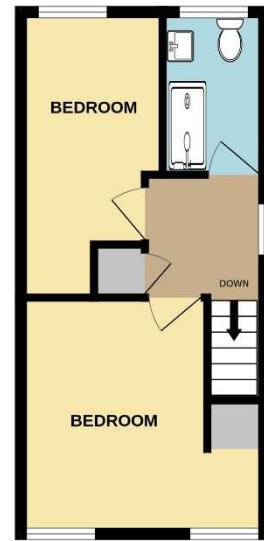


REAR GARDEN

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)



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