

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£410,000

Glenfeadon Terrace, Portreath, Cornwall, TR16 4JX



- FOUR BEDROOMS
- COASTAL VILLAGE
- SOME REFURBISHMENT REQUIRED
- WELL PROPORTIONED ACCOMMODATION
- OFF ROAD PARKING
- OIL CENTRAL HEATING
- IDEAL FAMILY HOME OR HOLIDAY LET
- COUNCIL TAX BAND: C
EPC: F

A Well-Proportioned, Mid-terrace, Four Bedroom, Double Fronted Residence in the ever popular coastal village of Portreath on the North Cornwall Coast with its range of local facilities including primary school, shops, restaurants and public houses. The town of Redruth is some 5 miles by car with a range of national shopping facilities and mainline railway station. The property is located on a quiet residential street away from the main road but the beach is only a few minutes' walk. There is a raised garden to the rear with summerhouse and with views over the cliffs and beach. The accommodation briefly comprises of:- Entrance Porch, 23ft 9 x 12ft 1 Lounge with two fireplaces, Utility Room, Kitchen/Dining Room, and to the first floor there are Four Bedrooms (One with ensuite shower) and a family bathroom/WC. There is off road parking to the front for several vehicles. The property does require some remedial refurbishments to some areas. Council Tax Band: C. EPC: F



Glenfeadon Terrace, Portreath, TR16 4JX

Approached via the off road parking area with steps up to a UPVC door opening to:-

ENTRANCE PORCH

There are double glazed windows to both sides, built in cupboard to one side and a door to:-

LOUNGE

23'9" x 12'1" (7.24m x 3.68m)

A well-proportioned lounge with double glazed sash windows top the front, two fireplaces, radiator and night store heater. Door to hallway.

HALLWAY

There are stairs rising to the first floor, door to the utility room and a door to the Kitchen/Diner.

UTILITY ROOM

7'2" x 4'9" (2.18m x 1.45m)

There is a double glazed window to the side and space for two appliances.

KITCHEN/DINING ROOM

20'11" x 13'3" (6.38m x 4.04m)

A bright and airy room with a beamed ceiling and skylight windows. There is an island work station with inset sink, a range of eye level and base units with built in electric oven, integral coffee maker, space for an upright fridge freezer, floor mounted oil central heating boiler, free standing LPG cooker, ample space for a dining table and patio door opening to the rear courtyard.

FIRST FLOOR

LANDING

A turning staircase with stained glass feature window leads to the landing with doors to all bedrooms and the family bathroom/wc.

BEDROOM ONE

12'3" x 10'5" (3.73m x 3.18m)

A good sized room with a double glazed sash window to the front with views towards the coast, radiator, night store heater and TV aerial point.

BEDROOM TWO

11'11" x 10'6" (3.63m x 3.20m)

A useful second double bedroom with double glazed sash window to the front, radiator and night store heater.

BEDROOM THREE

11'8" x 10'0" (3.56m x 3.05m)

A well-proportioned room with a double glazed window to the rear, loft access hatch, radiator and a door to:-

EN-SUITE

There is a double width shower cubicle, wall mounted wash hand basin and a double glazed window to the rear.

BEDROOM FOUR

8'11" x 6'8" (2.72m x 2.03m)

A useful single room with a double glazed window to the front, radiator and loft access hatch.

BATHROOM/WC

10'2" x 7'0" (3.10m x 2.13m)

A white suite comprising of a panel bath, close coupled WC, wash hand basin set in a vanity unit, radiator and a heated towel rail. Double glazed window to the rear.

SEPARATE WC

A close coupled WC, radiator and a double glazed window to the rear.

OUTSIDE

REAR COURTYARD

There is a rear pedestrian access gate, steps up to the rear garden, outside toilet facility.

REAR GARDEN

There is a timber summerhouse and overgrown garden extending up the hillside.

OFF ROAD PARKING

There is off road parking for a number of vehicles to the front of the property.

AGENTS NOTE

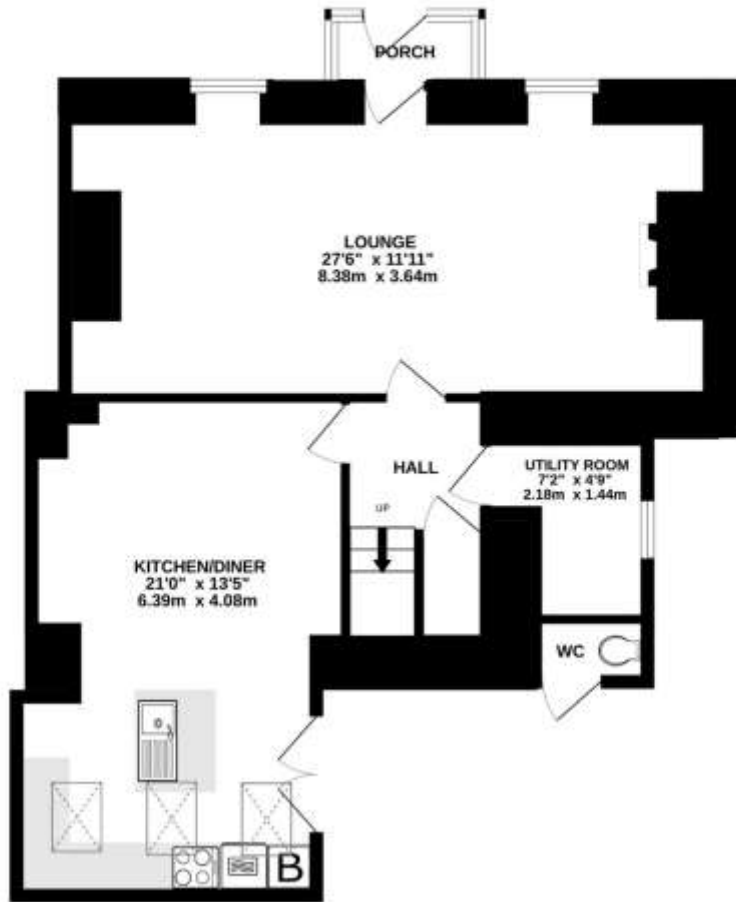
The property is of majority stone construction. Mains water, electric and drainage. Oil fired central heating. LPG supply for the cooker and fire. This property has been rated as Band C for Council Tax. Broadband Speeds from 9Mbps Standard and from 53Mbps Superfast (Source Ofcom). Good Mobile coverage from all major networks (Source Ofcom).

ENERGY EFFICIENCY RATING

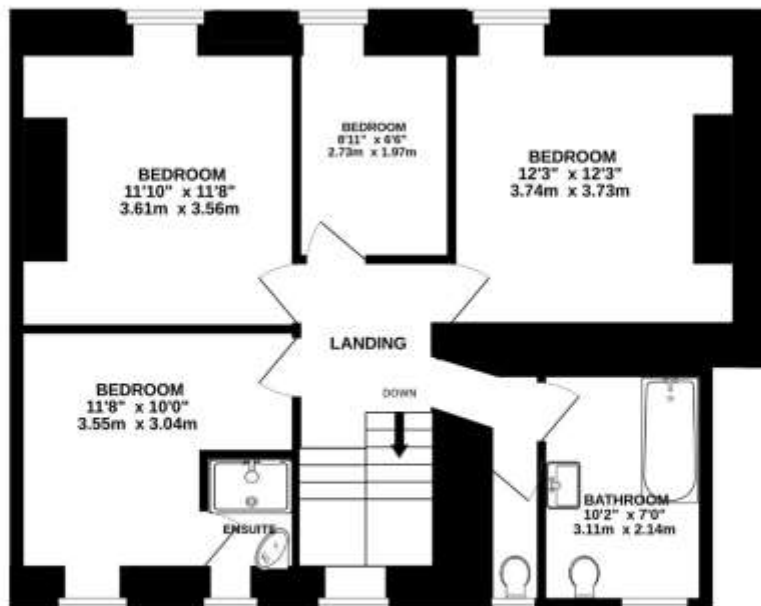
This property has been rated as F (22) with a potential rating of E (52).



GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.