

17 GWITHIAN ROAD



St Austell, PL25 3QL  
Guide Price: £249,900



5 Trafalgar Square, Fowey,  
PL23 1AZ  
01726 217 888

 THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

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Located in a popular and family-friendly residential area of St Austell, this well-presented three-bedroom home offers stylish, low-maintenance living with the benefit of no onward chain. With a modern layout, private garden, and off-road parking with a garage, it's an ideal choice for first-time buyers, families, or investors.

On the ground floor, the home comprises a bright and welcoming living room, ideal for everyday living or relaxing in the evenings. To the rear, a spacious and contemporary kitchen/dining room features modern fitted units, integrated appliances, and ample worktop space, perfect for cooking and entertaining. French doors lead directly out to the rear garden, and a downstairs W/C adds everyday convenience.

Upstairs, there are three well-proportioned bedrooms, including a master bedroom with its own ensuite shower room. The second and third bedrooms are served by a stylish family bathroom, creating a practical and comfortable space for families or guests.

The rear garden is designed for low maintenance and year-round use, laid out over two levels. A paved patio area offers the perfect space for outdoor dining or seating, while the upper level is finished with astro turf, creating a neat and practical space for children, pets, or relaxing.

One of the key benefits of this property is the private garage and allocated parking space, located together at the side of the house. This provides both secure parking and extra storage, all just a few steps from your front door.

The property is ideally positioned close to local amenities, schools, and public transport links, with easy access to St Austell town centre, the A390, and nearby attractions such as the Eden Project and Carlyon Bay.

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## THE PROPERTY SHOP

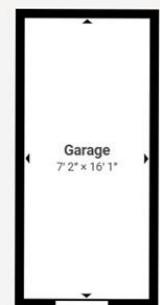
## GROUND FLOOR



## SECOND FLOOR



## GARAGE



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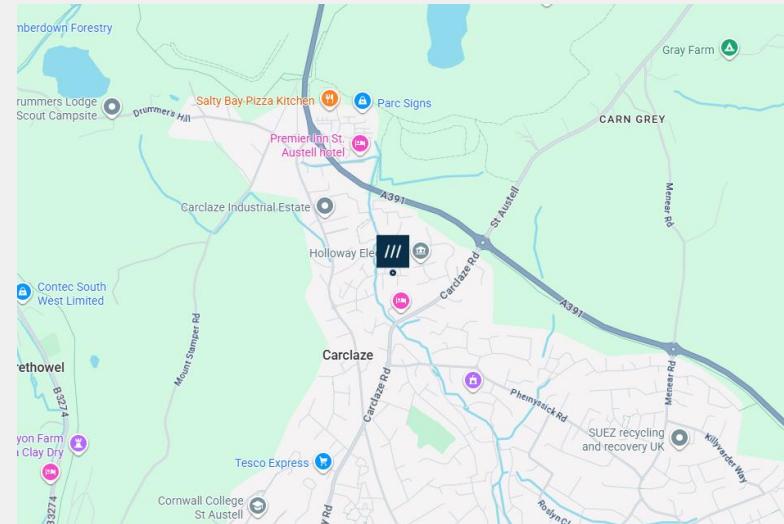
## KEY FEATURES

- No Onward Chain
- Three Bedrooms
- Modern Kitchen/ Dining Room
- Living Room
- En-suite
- Family Bathroom
- Downstairs W/C
- Two Level Low Maintenance Garden
- Garage
- Driveway Parking
- Solar Panels

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: C

TENURE: Freehold



what3words: //river.cares.ambushed



## SERVICES:

- Heating – Mains Gas
- Water – Mains
- Sewerage – Mains

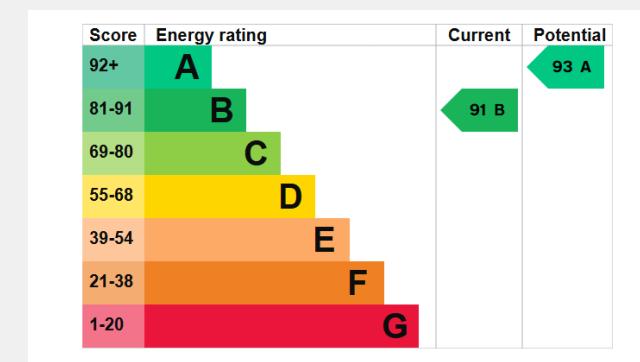
## SCHOOLS:

- Bishop Bronescombe CofE School
- Sandy Hill Academy
- Penrice Academy

## TRANSPORT LINKS:

- St. Austell Station
- Par Station
- Luxulyan Station

## EPC:



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