Kimberley's

The adventure starts Here...



2 St Gluvias Parc, Penryn. TR10 8HZ

Guide Price £450,000 Freehold

We are delighted to offer for sale for only the second time since construction, this individual detached family house which is set in an elevated location with a pleasant outlook from each room. The property has pleasing spar dashed elevations with stone detailing at the front and is set under a twin pitched roof that has a wholly owned solar panel system (with feed in tariff) on the South facing areas.

- An individual detached home
- Fitted kitchen/breakfast room, cloakroom/wc
- Two further double bedrooms, family bathroom/wc
- Wholly owned solar panels with feed in tariff
- Manageable rear gardens with far reaching views
- Lounge/dining room
- Principal bedroom en-suite (ground floor)
- Gas central heating, UPVC double glazing
- Integral garage, car port, multiple parking
- Energy Performance Rating - Band C

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

This property is packed with plenty of features to delight any new owners offering mahogany finish UPVC double glazed windows and doors (new front and side doors, two sets of French doors in the lounge/dining room and soffits and fascias installed in 2021, hard wearing wood finish flooring installed in 2019 and a selection of custom made vertical and venetian blinds.

The spacious accommodation includes on the ground floor, an entrance hall, kitchen/breakfast room, master bedroom with en-suite shower room, cloakroom/wc, a galleried rear hall and a generous lounge/dining room which runs across the back of the property enjoying views and overlooking the garden. The first floor offers two further double bedrooms, a galleried landing and a family bathroom/wc combined. Outside the house you will find ample driveway parking, an integral garage, attached car port and easily maintained front gardens. At the rear of the house there are South and West facing gardens with paved patio, lawn and well stocked rockery surrounds.

The house is situated on a down hill walk to local amenities on Church Road then onto the town itself which offers a good range of local amenities plus a branch line railway station and a further walk to Penryn Junior School and Sports College and Falmouth University (Tremough Campus). The bustling neighbouring town of Falmouth has a more comprehensive range of business and leisure facilities and that is within a couple of miles drive or via a regular bus service close by.

THE ACCOMMODATION COMPRISES:
UPVC DOUBLE GLAZED FRONT DOOR WITH FROSTED PRIVACY PANEL TO:

RECEPTION HALL - 4.5m x 1.02m (14'9" x 3'4")
plus 4.17m (13'8") x 2.26m (7'5") including stairs
A bright L-shaped introduction to the house with airing cupboard, housing a lagged copper cylinder and immersion, coved cornicing, double radiator, access to principal rooms, hard wearing wood finish flooring, telephone/internet point, UPVC double glazed door leading to the outside of the house, two uplighters and galleried with pine panelled roofing and staircase to the first floor.

KITCHEN/BREAKFAST ROOM - 4.27m x 3m (14'0" x 9'10")
Another bright room which faces the front aspect and enjoys a pleasant outlook through double glazed windows across the front garden, venetian blinds. Well equipped with a range of matching wall and base units in high gloss white, wrap around roll top work surfaces, ceramic tiling and over counter lighting, double drainer composite 1 1/2 bowl sink unit with mixer taps and tiled splash back, electric induction hob with cooker hood over and double oven under, space for tallboy fridge/freezer, washing machine, plumbing for dishwasher, coved cornicing, two sets of spotlights on tracking, double radiator, broom cupboard, hard wearing wood finish flooring, panelled internal door returning to the hallway.

PRINCIPAL BEDROOM - 4.22m x 2.84m (13'10" x 9'4")***measured to wardrobe front.***
Having double glazed windows and Venetian blinds enjoying a pleasant outlook to the front aspect, a range of fitted bedroom furniture including fitted wardrobe cupboards and over head storage, two bedside nest of drawers, two uplighters, double radiator, panelled internal door, hard wearing wood finish flooring, second door to:

EN-SUITE SHOWER ROOM - 2.29m x 1.68m (7'6" x 5'6")***plus door recess.***
Having a white suite comprising corner fully tiled shower cubicle with Triton electric shower and screening, recessed wash hand basin set in a tiled vanity unit, fitted bathroom cabinet over with adjacent shaver point, coved cornicing, extractor fan, spotlights, double radiator, low flush wc, bidet, half tiled walls, hard wearing wood finish flooring, frosted double glazed window, panelled internal door.

CLOAKROOM
With low flush wc, wash hand basin with tiled splash back, extractor fan hard wearing wood finish flooring, six-panelled internal door.

LOUNGE/DINING ROOM - 4.34m x 3.61m (14'3" x 11'10")***plus 4.27m (14'0") x 3.45m (11'4") - 25'6" overall length.***
A delightful open reception room which has a light dual aspect with two sets of replacement UPVC double glazed French doors with matching wide panels and vertical blinds leading to and overlooking the garden and matching double glazed window overlooking the side, venetian blinds, focal point fireplace with Valor gas fire, three radiators, coved cornicing, three uplighters on dimmer switches, TV aerial point, over dining table spotlights, hard wearing wood finish flooring.

TURNING STAIRCASE FROM REAR HALL TO:

GALLERIED LANDING
With pine clad ceiling, Velux double glazed window, access to insulated loft space, uplighters.

BEDROOM TWO - 4.22m x 3.68m (13'10" x 12'1")
Having a double glazed window overlooking the front aspect, radiator, canopied ceiling, eaves storage cupboard, built-in wardrobe cupboard, panelled internal door, fitted carpet.

BEDROOM 3 - 3.66m x 3.66m (12'0" x 12'0")
Again with canopied ceilings, radiator, double glazed window with venetian blinds enjoying pleasant views to the rear, eaves storage cupboard, panelled internal door, fitted carpet.

BATHROOM - 2.9m x 1.55m (9'6" x 5'1")
Having a coloured suite comprising handled and panelled bath, mixer tap, shower attachment, fully tiled surround and screening, pedestal wash basin with tiled splash back and mixer tap, fitted mirror, shaver point, low flush wc, radiator, half tiled walls, Velux double glazed window, spotlights, bathroom cabinet, panelled internal door.









OUTSIDE
INTEGRAL GARAGE - 5.87m x 3.61m (19'3" x 11'10")
With an up and over door, lighting and power, access to useful attic space which houses the solar panel inverter. Double glazed window to the side aspect, wall mounted Viessmann gas central heating condensing boiler, personal door to garden.

PARKING
The house is approached via a herringbone brick driveway which provides parking for a number of vehicles.

ATTACHED CAR PORT - 4.11m x 2.87m (13'6" x 9'5")***with a height of 2.24m (7'4")***
Constructed for our clients to house their VW Camper Van or a caravan.

GARDENS
At the front of the property there are terraced gardens and gravelled areas interspersed with a wide variety of plants and shrubs and coloured stone retaining walls to the front boundary. To the left hand side of the garage there is another gravelled area and a timber gate leading alongside the house passing a timber garden shed into the main garden area. This lovely rear garden has been created by our clients during their stay and this enjoys a sunny south west aspect offering a paved patio which is an ideal place to sit and entertain your family and friends, lawns, delightful well stocked flower borders with plants and shrubs including Clematis, Pieris and in the far corner there is a water feature with a fish pond surrounded by random granite edging with a waterfall to aerate the water and surrounded by gravelled areas and in pride of place, a Camellia tree.

SOLAR PANELS
These are wholly owned by our clients and generate a good secondary income with a lucrative feed in tariff.

COUNCIL TAX Band D.

SERVICES Mains drainage, water, electricity and gas.

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MONEY LAUNDERING
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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