



36 Cardinnis Road, Penzance,
Cornwall, TR18 4RP







36 CARDINNIS ROAD, PENZANCE, CORNWALL, TR18 4RP

£340,000 FREEHOLD

*** THREE DOUBLE BEDROOM * EN SUITE * GROUND FLOOR SHOWER ROOM ***

*** OPEN PLAN LIVING SPACE/KITCHEN * UTILITY ROOM * OFF STREET PARKING * GARAGE ***

*** FRONT AND REAR GARDENS * EPC = C * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 99 SQUARE METRES ***

A beautifully presented three-bedroom semi-detached dormer bungalow, situated at the head of the cul-de-sac, has been extensively remodelled and renovated and offers spacious design and layout. The property also benefits from garage and off street parking for several vehicles. The accommodation comprises of open plan lounge/kitchen, utility, shower room and two double bedrooms on the ground floor. There is en suite bedroom and dressing room on the first floor. Gardens to front and rear, driveway leading to the garage. The house is double glazed and gas centrally heated and a viewing is highly recommended.

Double glazed door into:

OPEN PLAN LIVING SPACE/KITCHEN: 19' 10" x 12' 8" (6.05m x 3.86m) Wooden flooring throughout, double glazed box bay window to front, two double glazed windows to side and one to rear, two radiators, power points, TV point, inset lighting, door to fitted cupboard housing boiler and electrics, half glazed door through to rear porch and utility.

KITCHEN: Comprising of wide range of base and wall cupboards with worksurfaces over, sink and drainer, integrated appliances to include electric oven, hob, fridge/freezer and dishwasher, extractor fan over, tiled splashback, half glazed door to rear porch, half glazed door to rear garden and driveway, further door to:

UTILITY ROOM: 10' 3" x 5' 6" (3.12m x 1.68m) Double glazed window to rear, sink and drainer with worktop over, cupboards and space for washing machine.

BEDROOM THREE: 10' 1" x 8' 7" (3.07m x 2.62m) Double glazed window to front, radiator.

BEDROOM TWO: 12' 7" x 7' 7" (3.84m x 2.31m) Double glazed window to rear, radiator.

SHOWER ROOM: Double glazed window to rear, radiator, extractor fan, suite comprising of corner shower unit, sink with mixer tap and drawer under, WC, tiled floors and walls.

FIRST FLOOR LANDING:

BEDROOM ONE: 16' 7" x 16' 5" (5.05m x 5.00m) Double glazed windows to front and rear, two radiator, inset lighting, door to:

EN SUITE BATHROOM: Double glazed window to rear, extractor fan, radiator, suite comprising of corner shower, WC, sink and mixer tap over, tiled floor.

DRESSING ROOM: 9' 2" x 7' 7" (2.79m x 2.31m) Radiator.

OUTSIDE: To the front is gravelled area with boundary wall and gate, off road parking to the side of the property for approximately 3 vehicles, laid to hard stone and gravel which leads to the:

GARAGE: 15' 0" x 6' 9" (4.57m x 2.06m) Double doors opening outwards, window to rear.

Access to rear garden through the rear porch, which is mostly paved and laid to gravel, outside tap, fully enclosed.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///sober.pushing.multiples](https://www.what3words.com/sober.pushing.multiples)

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of block under a concrete tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

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01736 360203

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01736 731199

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01736 795040

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Lettings
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