



CORNERSWELL ROAD





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, CF64 2WA - ASKING PRICE £475,000

 2 bedroom(s)  1 bathroom(s)  516.00 sq ft

Converted from within this Edwardian end of terrace is this spacious ground floor apartment of large proportions. Extensively renovated and beautifully presented throughout.

For sale with no chain.

With a taste of Edwardian grandeur with its original Terrazzo tiled flooring in the communal and private halls to the contemporary conversion.

Benefitting from an enclosed and private garden to the side plus a 999 year lease from 2007 and a shared double garage at the rear - for parking or storage.

Well situated with a short walk to an abundance of local shops including Post Office and the Dingle train station.

Briefly comprising of a communal entrance, private hall, 2 large double bedrooms - both with fitted wardrobes and the heart of the town is an incredible open plan room combining the lounge with dining area and a stunning German fitted kitchen - fully integrated with fridge, freezer, fan oven, built in combo microwave oven, induction hob with downdraft extractor fan plus built in wine chiller, rear utility closet plus a spacious and stylishly appointed bathroom with walk in shower.

Complimented with upvc double glazing and gas central heating (boiler replaced 2025). Viewing highly recommended.

PROPERTY SPECIALIST

Mr Paul Davies

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Property Management Co-ordinator







Energy Efficiency Rating

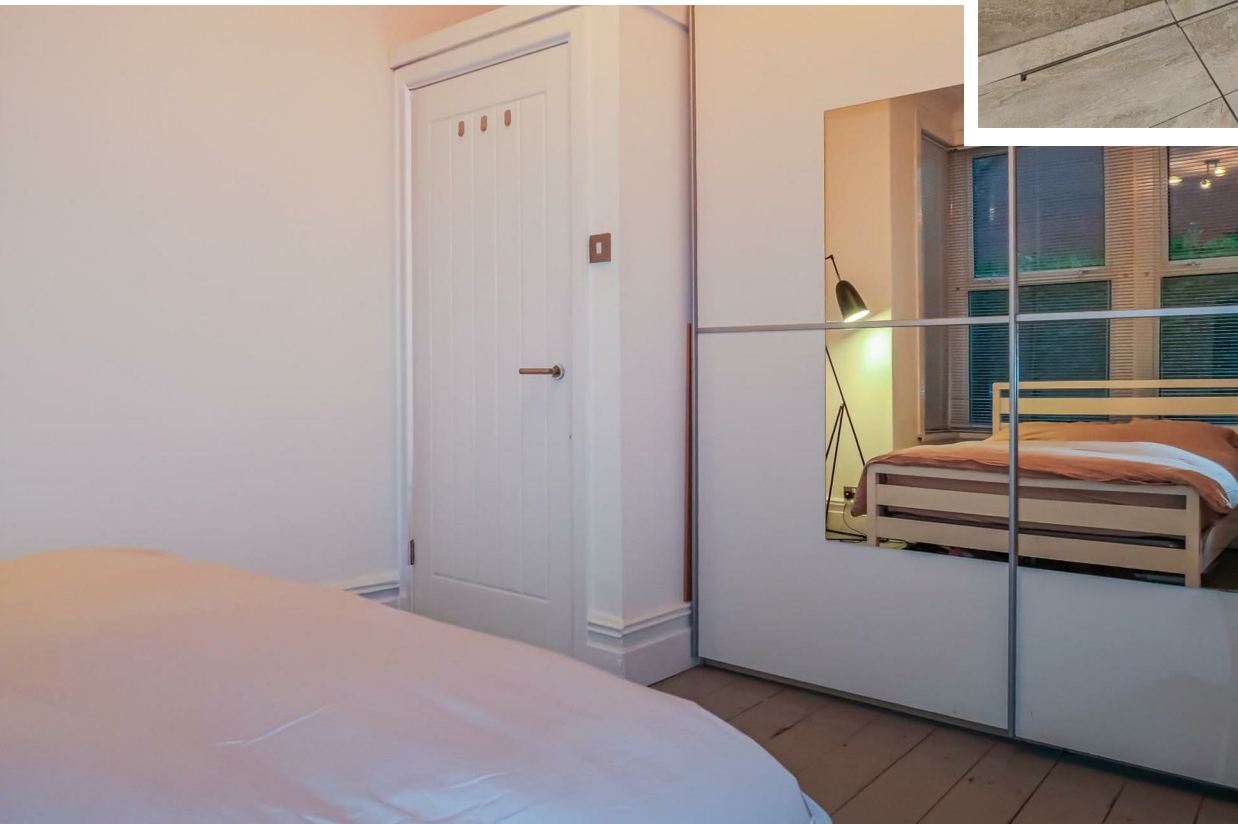
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	73
EU Directive 2002/91/EC 		

















COMMUNAL ENTRANCE

Access to both apartments, original Terrazzo tiled flooring.

ENTRANCE HALL

Original Terrazzo tiled flooring, access to both bedrooms and the main living room, entry-phone.

BEDROOM 1

4.19m into bay x 4.11m max (13'9" into bay x 13'6" max)

Master double bedroom, bay window to the front, original coving and picture rail, fitted large wardrobes to one wall - sliding doors.

BEDROOM 2

4.14m into bay x 3.38m (13'7" into bay x 11'1")

Large double bedroom, deep box window to the side, painted floorboards, original coving, large wardrobes with sliding doors to remain.

LOUNGE KITCHEN DINING

8.33m max x 5.41m max (27'4" max x 17'9" max)

Impressively spacious main room combining the living and dining area with the kitchen, porcelain tiled flooring throughout, 3 windows to the side plus 3 roof lanterns allow plenty of light to flood in, sliding patio doors lead out to an enclosed and private garden, generous

under stairs cupboard plus TV point to the living area, the bespoke German fitted kitchen benefits from an extensively fitted range of contemporary wall and base units with under mounted sink and mixer tap plus a large island unit with breakfast bar and fitted 4 ring induction hob with built in downdraft extractor fan and fitted wine chiller, also an integrated fridge & freezer plus built in oven with built in combination microwave oven, concealed gas combination boiler.

UTILITY CLOSET

10' in length with plumbing for a washing machine plus space for a tumble drier, ceramic tiled flooring.

BATHROOM

Stunningly fitted and stylishly appointed large bathroom, ceramic tiled flooring, central free standing contemporary stone bath, 'floating' wall mounted vanity wash hand basin with 2 soft close drawers, black heated towel rail, extractor fan, walk in deep tiled shower enclosure with over head shower plus attachment, to the side an area with close coupled wc - concealed cistern, heated black towel rail, window to side.

OUTSIDE

Enclosed garden - boundary wall plus established Laurel border, Indian sandstone patio plus stone chippings, outside tap, exterior



power socket. At the rear a shared double garage - perfect for off road parking or storage.

INFORMATION

We believe the property to be leasehold with a lease of 999 years from 2007, there is a ground rent of £12.00 per annum. Council Banding - Band D £2,124.01 (2025-2026)



" This stunning apartment exudes style and sophistication from the moment you enter. First you are met with 2 large bedrooms before you enter into the heart of the home - the lounge open plan to the kitchen and dining area. The stunning bathroom with utility closet is at the rear. Not far from the town center, 999 year lease and ready to move into - what more could you ask for.

Comments by Mr Paul Davies



www.jeffreyross.co.uk

Jeffrey Ross