



**Asking Price £180,000**

Offered with no onward chain, this spacious three-bedroom end terrace home is ideally positioned close to popular schools, local shops, and public transport links. With generous room sizes and a level, enclosed rear garden, it's an ideal choice for first-time buyers, young families, or buyers looking for a property they can refresh to their own tastes. The ground floor features a large dual-aspect lounge with living flame gas fire and square bay window overlooking the rear garden, along with a separate kitchen/dining room offering excellent storage and dining space. Upstairs are two spacious double bedrooms and a good-sized single, a modern walk-in shower room, and a separate WC. The rear garden is fully enclosed and laid mostly to patio and lawn, with a timber shed for storage. Additional features include uPVC double glazing throughout, and on-street parking nearby.

## Pendeen Crescent, Southway, PL6 6RG

### Ground Floor

#### Entrance Hall

Laminate flooring, coving to ceiling, uPVC double glazed door to the front, stairs rising to the first floor landing, door to:

#### Lounge

**5.98m (19` 7") x 3.25m (10` 8")**

UPVC double glazed window to the front, uPVC double glazed box window to the rear, feature wall mounted living flame effect gas fire with brick built surround, dado rail, coving to ceiling.

#### Kitchen/Dining Room

**5.98m (19` 7") x 3.27m (10` 9")**

Fitted with a matching range of base units, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, gas point for cooker, uPVC double glazed window to the front and rear, tiled flooring, coving to ceiling, uPVC double glazed door leading to the rear garden, understairs storage area.

### First Floor

#### Landing

UPVC double glazed window to the rear, door to:

#### Bedroom 1

**4.03m (13` 3") x 2.79m (9` 2")**

UPVC double glazed window to the front, laminate flooring, coving to ceiling.

#### Bedroom 2

**4.03m (13` 3") max x 3.19m (10` 6")**

UPVC double glazed window to the front, built in over stairs airing/storage cupboard.

#### Bedroom 3

**2.72m (8` 11") x 2.39m (7` 10")**

UPVC double glazed window to the rear.

#### Shower Room

Fitted with two piece suite comprising tiled double shower enclosure with fitted electric shower above and corner wash hand basin with cupboard under tiled surround, uPVC obscure double glazed window to rear, door to:

#### WC

UPVC obscure double glazed window to the rear, fitted with low-level WC.

### Outside

#### Front

To the front of the property there lies an enclosed garden which is laid mainly to lawn with a central path leading to the main entrance.

#### Rear

At the rear of the property there lies an enclosed south westerly level garden laid mainly to lawn with a paved patio area and central paved path leading to a wooden garden shed.

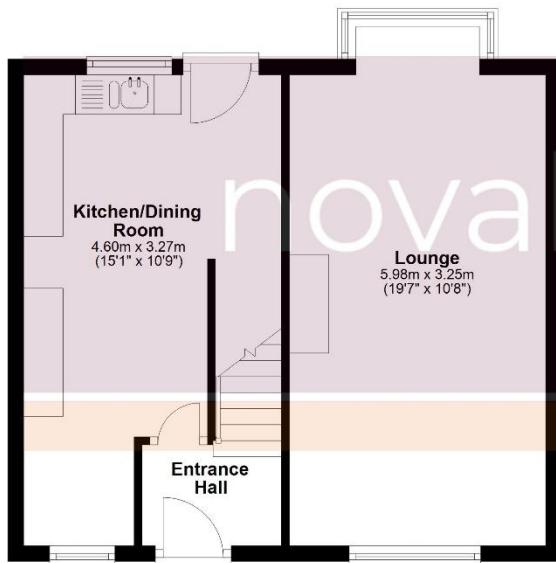
#### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

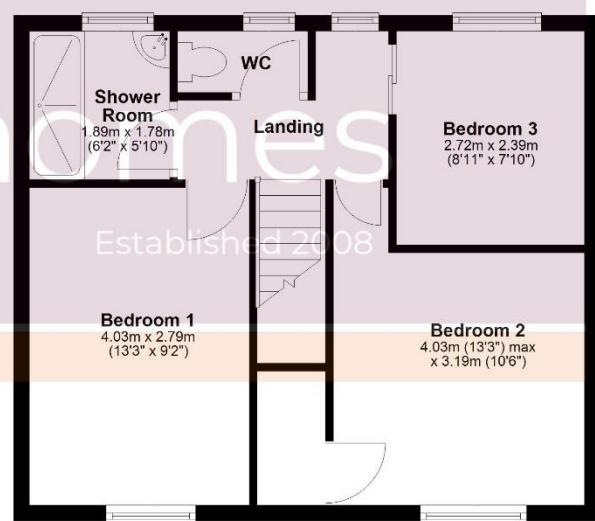




## Ground Floor



## First Floor



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



1%  
FEE

0<sup>WEEK</sup>  
CONTRACT

FULL SERVICE  
ESTATE AGENTS

NO SALE  
NO FEE

