



MAY WHETTER & GROSE

89 PENARWYN ROAD, ST BLAZEY, PL24 2DU
GUIDE PRICE £70,000



A GOOD SIZE TWO BEDROOM GROUND FLOOR LEASEHOLD FLAT WITH GOOD SIZE GARDENS TO FRONT AND REAR. THE PROPERTY ALSO BENEFITS FROM DOUBLE GLAZING THROUGHOUT AND GAS FIRED CENTRAL HEATING. THE PROPERTY WOULD BENEFIT FROM UPDATING. EPC - C
SEE AGENTS NOTES



Location

Par is an extremely popular village with an excellent range of local amenities including library, chemist, post office, general stores, public houses and mainline railway station. There are 2 Primary schools within easy reach and a large sandy beach. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The Cathedral city of Truro is approximately 20 miles from the property. A wide range of facilities can be found in the nearby town of St Austell. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarket.

Directions

Head out on to the A390 to St Blazey Gate, past the petrol station on your right. Head down the hill taking the second right in to Bob's Road. After approx. 100 yards turn left in to Penarwyn Road. Follow the road around, down towards the children's play park.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed door gives external access to entrance hall.

Entrance Hall

In-built cupboard. Radiator. Doors into lounge, bedrooms one, two, Wet Room and Kitchen.

Lounge

14'5" x 10'9" - approx (4.4 x 3.3 - approx)



Upvc double glazed window overlooking the front garden. Radiator.

Bedroom One

13'9" x 8'10" - approx (4.2 x 2.7 - approx)



Upvc double glazed window overlooking the front garden. Radiator. In-built cupboard.

Bedroom Two

11'9" x 8'6" - approx (3.6 x 2.6 - approx)



Upvc double glazed window overlooking the rear garden. Radiator.

Wet Room

6'6" x 5'2" (2.00 x 1.6)



WC, hand wash basin. Electric shower. Upvc double glazed window with obscure glazing in-built extractor fan. Radiator.

Kitchen

13'5" x 8'6" (4.1 x 2.6)



A range of wall and base units with work surfaces over. Stainless steel sink with mixer tap. Cooker panel point. Extractor vent. Potterton gas fired central heating boiler. Upvc double glazed window overlooking rear garden. In-built larder cupboard with further double in-built cupboard.



Outside



To the front of the property is a level area of lawn with central pathway leading to the front door.

To the rear of the flat is a good size garden area laid mainly to lawn together with useful garden shed. Outside water tap.

Council Tax Band - A

Broadband and Mobile Coverage

Services

Viewings

Agents Notes

Leasehold Flat.

New 990 year lease from the date of completion.

Please ask for a copy of the Ocean Housing Preliminary Information sheet.

Annual Service Charge £157.92 subject to annual review. From 1st April 2026 Annual Service Charge £485.76, subject to annual review from 1st April 2027. Please note from April 2026 a homeownership management fee of £66 per year will apply.

No allocated parking, there are communal parking

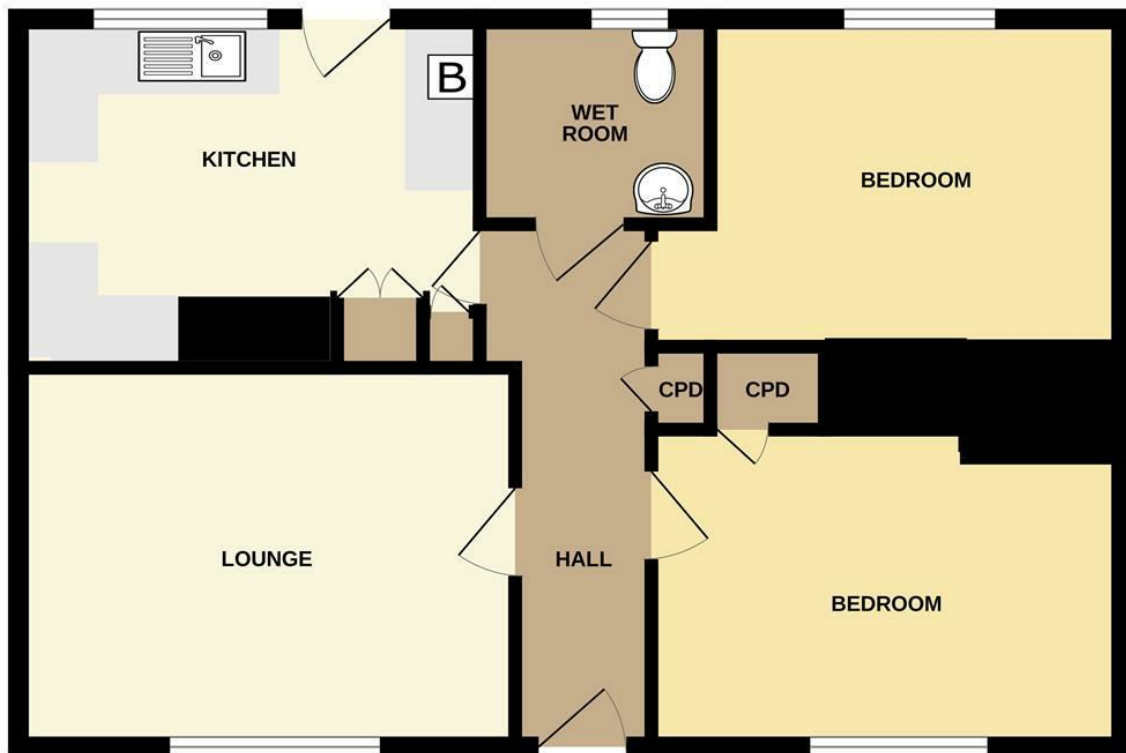
areas on first come first basis.
Gas Central Heating.
Potential purchasers should speaking with their
lending source due to the property being attached to a
Cornish Unit Construction property. A PRC certificate
is held for 89 Penarwyn Road.

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		
	71	76
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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