



ANDREW EXELBY
ESTATE AGENTS



Talveneth, Pendeen TR19

Pendeen

£125,000

Tenure: Leasehold

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

- FIRST FLOOR ONE BEDROOM APARTMENT
- COMMUNAL GARDEN SPACE
- ALLOCATED PARKING SPACE
- BRIGHT KITCHEN/DINER
- LIVING ROOM WITH RURAL VIEWS
- ELECTRIC HEATING THROUGHOUT
- SMART MODERN SHOWER ROOM
- GOOD RESIDENTIAL LET INVESTMENT
- EPC - D
- COUNCIL TAX BAND - A

DESCRIPTION

This bright first-floor one-bedroom apartment offers comfortable living with a well-designed layout, and is absolutely perfect for first-time buyers, those seeking a convenient home or as a sound residential let investment.

The apartment features a spacious living room with a large picture window that enjoys pleasant rural views, creating a tranquil atmosphere. The kitchen/diner which is off the living room, is bright and functional, providing ample space for cooking and dining.

The bedroom is a well-proportioned double room, complemented by a smart, modern shower room finished with high gloss cabinetry and a large double shower enclosure. The property benefits from electric heating and double glazing throughout, ensuring warmth and efficiency.

Externally, residents have access to a communal garden space, perfect for outdoor enjoyment, and the added convenience of an allocated parking space.

With an EPC rating of D and Council Tax Band A, this apartment presents an excellent opportunity.

LOCATION

Pendeen is a fantastic village with a strong community spirit and much to offer residents. The area has a strong history linked to mining and is in the Cornish Mining World Heritage Site. The village offers a convenience shop, several pubs, a primary school, and various eateries within easy reach, including Geevor Tourist Mine and the North Inn.

There is also the Centre of Pendeen; a brilliant resource that is well-used by locals for activities, markets, and festivities. Pendeen is a short walk to the rugged and wild West Cornwall coast.

ENTRANCE HALLWAY

Two storage cupboards. Carpet.

KITCHEN/DINING ROOM - 3.17m x 2.88m (10'4" x 9'5")

Range of base and wall units with laminate worksurfaces and stainless steel sink and





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Range of base and wall units with laminate worksurfaces and stainless steel sink and drainer with a tiled splashback. uPVC double-glazed window to side. Built-in electric oven and hob with extractor over. Space for a washing machine and fridge/freezer.

Vinyl floor. Open to:

LIVING ROOM - 4.05m x 3.32m (13'3" x 10'10")

Good size sitting/living room with larger, picture window overlooking a rural outlook over fields. Carpet. Electric radiator.

BEDROOM - 3.78m x 2.55m (12'4" x 8'4")

Bright, double bedroom with uPVC double glazed window.

SHOWER ROOM

Suite comprises large shower enclosure with sliding wash basin and WC built in to a vanity unit with high and vinyl flooring.



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