

KIVELLS

47 Pendray Gardens

Dobwalls, Cornwall





47 Pendray Gardens

Dobwalls, Liskeard, Cornwall, PL14 4NT

Guide Price: £230,000-£240,000

Three bedroom semi detached property in the popular village of Dobwalls

Spacious accommodation arranged over two floors

Enclosed rear garden providing a private outdoor space

Off road parking located to the rear for two vehicles

For sale with no onward chain



Description

Situated within the sought-after village of Dobwalls, this spacious three-bedroom semi-detached property offers well-proportioned accommodation arranged over two floors and presents an excellent opportunity for first-time buyers, growing families, or those looking to put their own stamp on a home.

The accommodation comprises a welcoming entrance hall, a generous living area, and a well-appointed kitchen/dining space, providing ample room for everyday family living and entertaining. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from an enclosed garden, ideal for outdoor relaxation, family enjoyment, or gardening enthusiasts. There is also off-road parking for two vehicles, adding to the property's practicality and convenience.

Ideally located within easy reach of local amenities, including shops, schools, and transport links, this home combines village living with everyday convenience. Offering great potential and excellent value, early viewing is highly recommended to appreciate all that this property has to offer.



Accommodation

Entrance via a uPVC door with obscure glazed panelling opening into:-

HALLWAY

Radiator, stairs rising to first floor, door to ground floor rooms.

LIVING ROOM

uPVC double glazed window to the front elevation, radiator, under stair storage cupboard, fireplace with slate mantle and hearth, television point.

KITCHEN/ DINING ROOM

uPVC double glazed window to the rear elevation, uPVC door leading to the rear garden, a range of fitted wall and base units with square top work surfaces over incorporating a 1 1/2 bowl composite sink and drainer with mixer tap over, under counter space and plumbing for slimline dishwasher, under counter space and plumbing for washing machine, freestanding cooker with extractor fan over, space for freestanding fridge freezer, radiator, LED downlights.



Accommodation

First Floor

Doors off to all first floor rooms, uPVC double glazed window to the side elevation, access to attic via loft hatch,, built in airing cupboard.

BEDROOM

uPVC double glazed window to the rear elevation, radiator.

BEDROOM

uPVC double glazed window to the front elevation, radiator.

BEDROOM

uPVC double glazed window to the front elevation, radiator.

BATHROOM

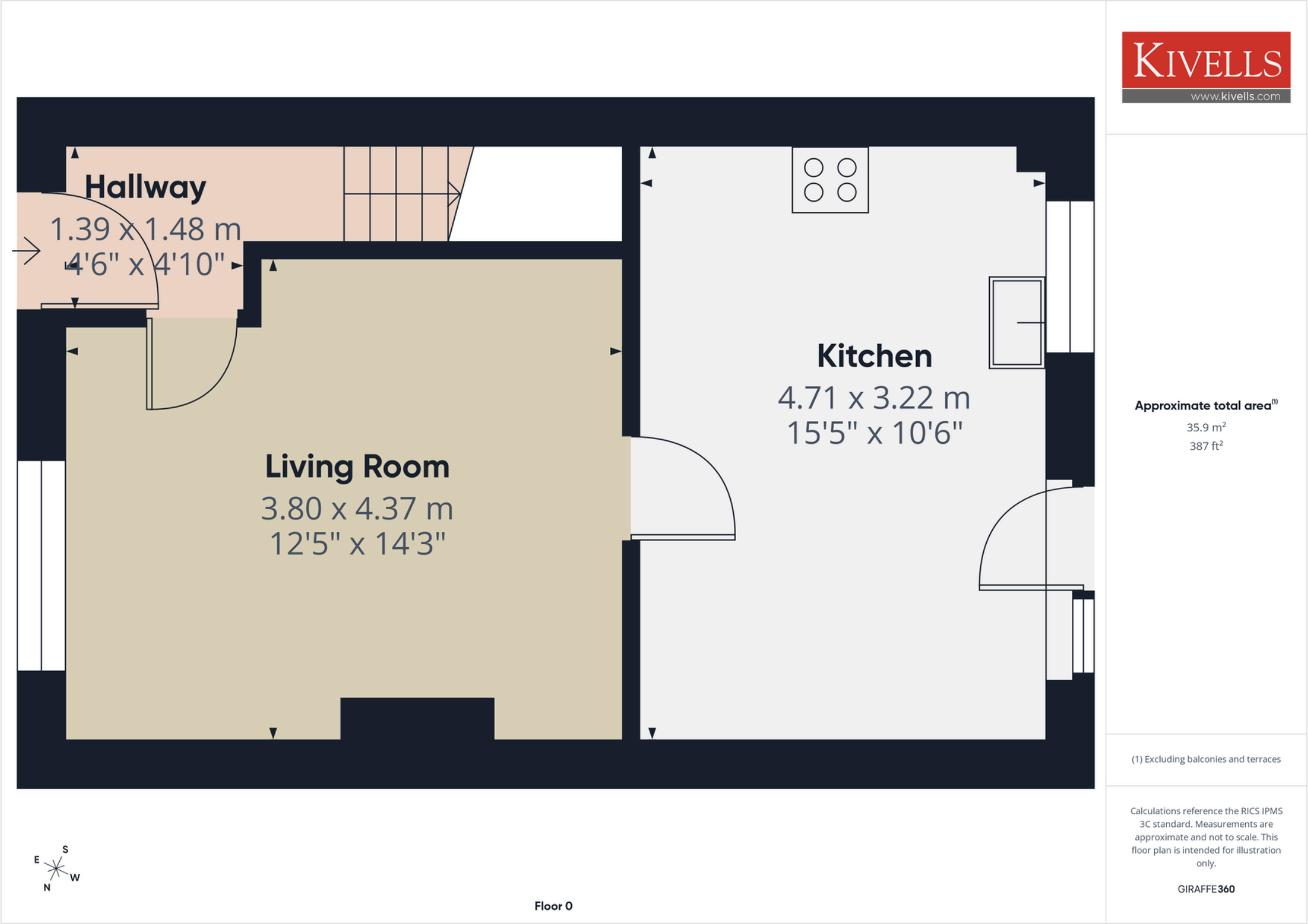
Obscure uPVC double glazed window to the rear elevation, low-level W.C, towel radiator, wash hand basin with mixer tap and storage below, shower cubicle with electric shower over and glazed shower screen, tiled floor to ceiling.



Floor Plan

Ground Floor

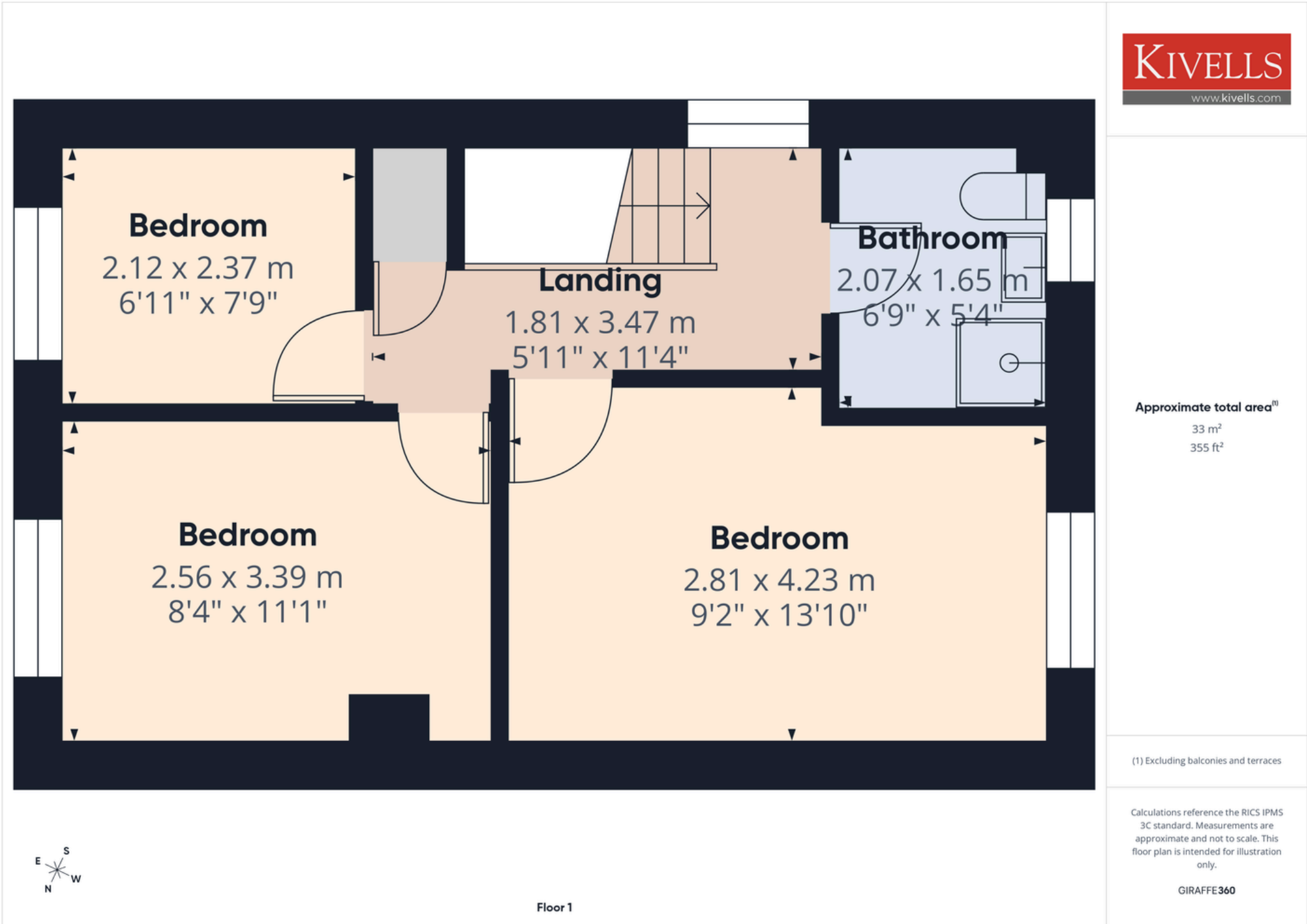
Approximate Total Area: 35.9 m2 | 387 ft2



Floor Plan

First Floor

Approximate Total Area: 33 m2 | 355 ft2



Outside

A pedestrian pathway leads to the front elevation, with a small flight of steps rising to the entrance door.

The rear garden is fully enclosed, providing a private outdoor space ideal for families and entertaining.

Immediately adjoining the kitchen is a paved patio area, perfect for al fresco dining and relaxation. Steps rise to a tiered garden which is predominantly laid to lawn and complemented by a variety of mature trees and established shrubs, creating an attractive and well-stocked setting.

To the rear of the garden is a parking area providing off-road parking for two vehicles. Pedestrian access is available through the rear garden to the rear of the property, offering convenience and practicality.



Additional Information

Useful Property Information

SERVICES:

Mains | Water | Electric | Gas | Drainage

VIEWINGS:

Strictly by appointment only. Please call 01579 345543 or email liskeard@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

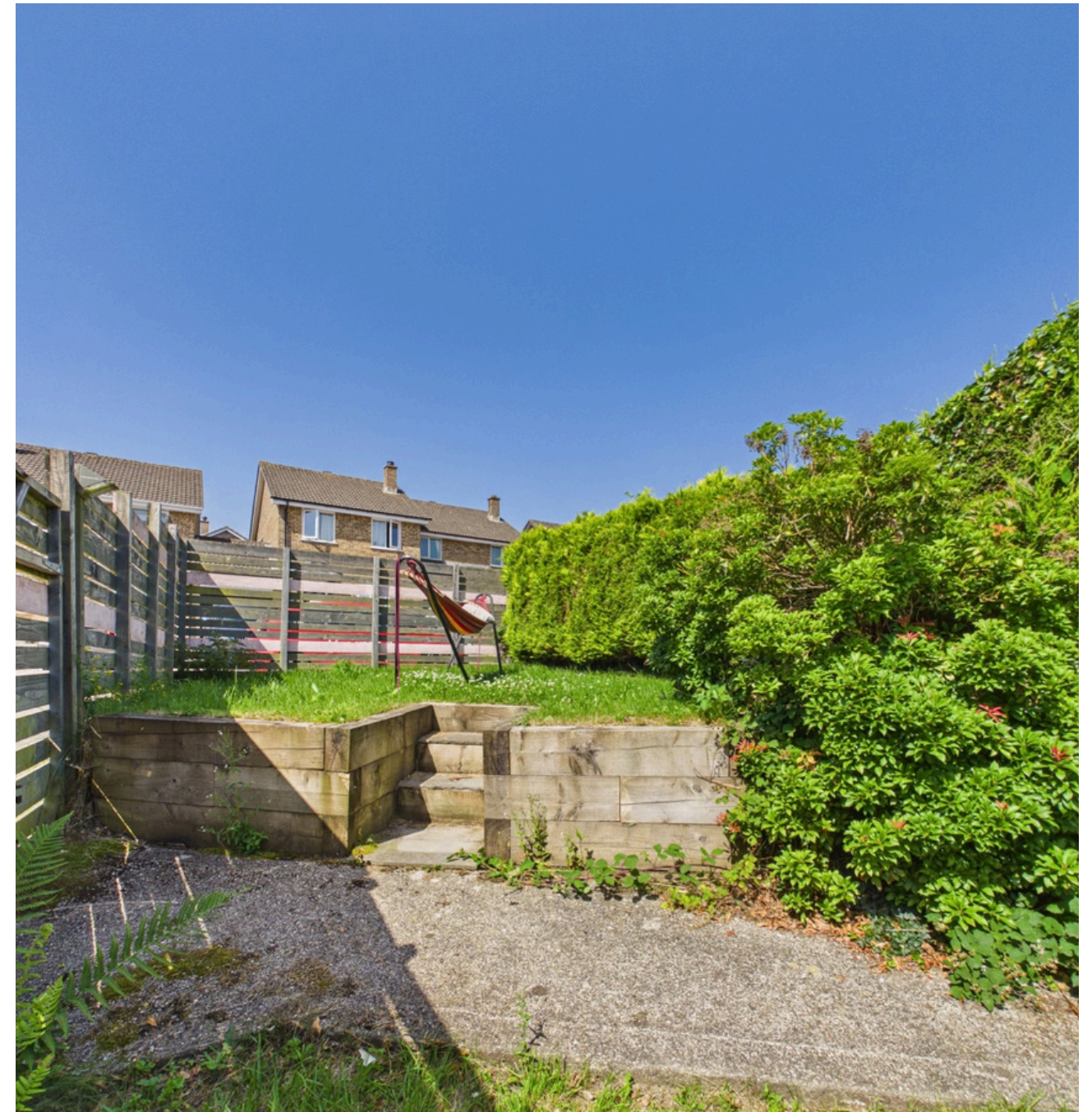
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EE RATING: D

COUNCIL TAX BAND: B

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