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PENMERE ROAD, ST AUSTELL, CORNWALLPL25 3PE

PRICE £239,950



A WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED HOUSE, IDEALLY LOCATED ON A LEVEL PLOT WITHIN EASY REACH OF LOCAL SHOPS, SCHOOLS, AND JUST HALF A MILE FROM THE TOWN CENTRE. THIS EXCELLENT PROPERTY FEATURES AN ATTACHED GARAGE AND A GENEROUS, PRIVATE REAR GARDEN, PERFECTLY POSITIONED TO ENJOY SUNLIGHT THROUGHOUT THE DAY. THE ACCOMMODATION BENEFITS FROM GAS CENTRAL HEATING AND COMPRISES AN ENTRANCE PORCH LEADING INTO A SPACIOUS LIVING ROOM, FOLLOWED BY A WELL-EQUIPPED KITCHEN. UPSTAIRS, THERE IS A LANDING, TWO GENEROUSLY SIZED BEDROOMS, AND A FAMILY BATHROOM. A FANTASTIC OPPORTUNITY FOR BUYERS SEEKING A COMFORTABLE AND CONVENIENTLY LOCATED HOME.



The Property

A well-presented two-bedroom semi-detached house, ideally located on a level plot within easy reach of local shops, schools, and just half a mile from the town centre. This excellent property features an attached garage and a generous, private rear garden, perfectly positioned to enjoy sunlight throughout the day. The accommodation benefits from gas central heating, uPVC windows and doors, and comprises an entrance porch leading into a spacious living room, followed by a well-equipped kitchen. Upstairs, there is a landing, two generously sized bedrooms, and a family bathroom. A fantastic opportunity for buyers seeking a comfortable and conveniently located home.

Room Descriptions

Entrance Porch

With half glazed U.p.v.c. door and side windows leading into the entrance porch with door leading into the living room.

Living Room

16' 1" x 11' 10" (4.90m x 3.61m)
Large picture window to the front, open stairs to the first floor, open fireplace, vertical radiator, under stair recess, light on dimmer switch, half glazed door leading to the kitchen.

Kitchen

11' 9" x 9' 1" (3.58m x 2.77m)
Fitted with an excellent range of wood grain effect fronted units, large pull out larder store unit, electric oven with gas hob unit, glass splashback, stainless steel extractor canopy, tall storage unit, sink unit with mixer tap, wood grain work top, splash back, radiator, half glazed door to the rear garden.

Landing

Access to the roof void.

Bedroom 1

9' 2" x 11' 10" (2.79m x 3.61m)
With two windows to the rear, radiator.

Bathroom

7' 7" x 4' 8" (2.31m x 1.42m) Fitted with a panelled bath, shower screen and electric shower fitted, vanity wash hand basin with storage below, low level W.C. Towel radiator, window to the side, large airing cupboard with Worcester gas fired boiler, tiled to the bath area.

Bedroom 2

11' 9" x 7' 6" (3.58m x 2.29m)
Window to the front, radiator.

Garage

16' 8" x 8' 6" (5.08m x 2.59m) With a pitched roof, power and light connected, part glazed door to the rear.

Outside

To the front of the property is a small lawn garden and to the side is a parking space with access to the garage. The rear garden is a good size with a patio area first then this leads to a large lawn bounded by timber fencing.