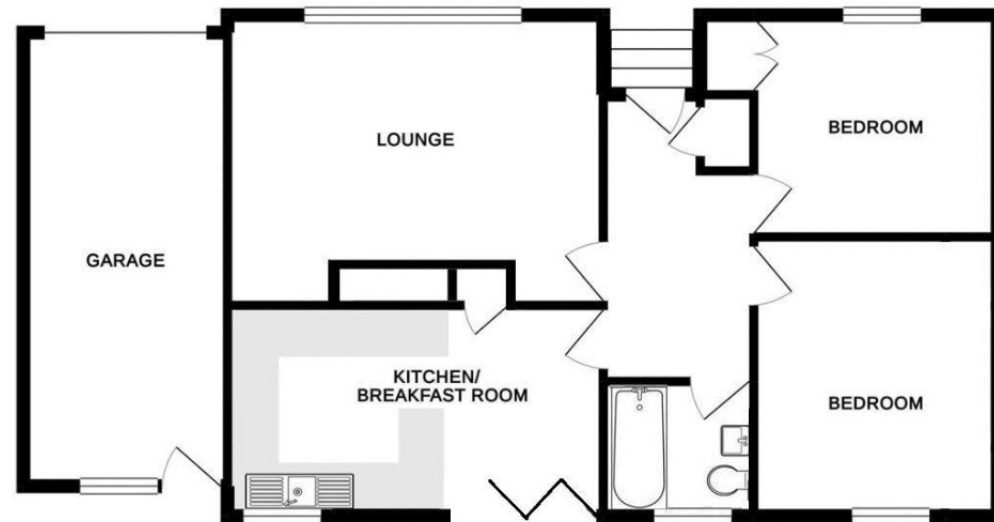


GROUND FLOOR



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.
Made with Metropix 6/2019



Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

CARGWYN, PENWITHICK, ST AUSTELL

PRICE £280,000



FOR SALE IS THIS DETACHED REFURBISHED TWO BEDROOM BUNGALOW, SITUATED IN A PEACEFUL CUL-DE-SAC WITHIN A SMALL DEVELOPMENT ON THE OUTSKIRTS OF THIS SMALL VILLAGE JUST NORTH OF ST AUSTELL, THIS BEAUTIFULLY REFURBISHED TWO-BEDROOM BUNGALOW OFFERS A FANTASTIC OPPORTUNITY. RECENTLY UPGRADED THROUGHOUT, THE PROPERTY FEATURES A STYLISH, MODERN KITCHEN AND A NEWLY FITTED SHOWER ROOM. AN ELECTRIC HEATING SYSTEM, LARGELY POWERED BY PHOTOVOLTAIC SOLAR PANELS, WHICH SHOULD PROVE ECONOMIC TO RUN. EXTERNALLY, THE HOME BENEFITS FROM DRIVEWAY PARKING FOR TWO CARS, A GARAGE, AND AN EASY-TO-MAINTAIN ENCLOSED REAR GARDEN. A PERFECT BLEND OF COMFORT AND CONVENIENCE—READY TO MOVE INTO!



The Property

For sale is this detached refurbished two bedroom bungalow enjoying a really quiet cul de sac position within a small development on the outskirts of this small village lying just North of ST Austell town. This property has recently been improved throughout with a modern well fitted kitchen and refitted shower room. Also an electric heating system has been installed that is mostly paid for by the photovoltaic solar panels, overall this should prove economic to run. Outside driveway parking for two cars, garage front and easy to maintain rear enclosed garden. A perfect blend of comfort and convenience—ready to move into!

In brief the accommodation comprises of Entrance hall, lounge with an open fireplace featuring a wood burner, well fitted kitchen with built in appliances and Bi fold doors leading to the raised timber decked patio. Two double bedrooms and a well equipped shower room.

Located on the fringes of the village of Penwithick and within a short drive of the Eden Project and St Austell town. Penwithick is a popular village offering a range of village amenities including local shop and sub post office, social club, fish and chip shop, nursery, primary school and church at nearby Treverbyn.

Penwithick is approximately 3 miles of St Austell town where you find a wider range of amenities and is close to the A30 which is the main arterial road through the county.

Room Descriptions

Entrance Hall

With part glazed composite door leading into the entrance hall, built in cupboard housing inverter unit and RCD unit.

Lounge

16' 0" x 11' 6" (4.88m x 3.51m)
This is the widest point. Finished with a attractive open fireplace with wooden mantel, housing a wood burner, feature wall finished in timber, large picture window to the front, light on dimmer switch.

Kitchen/Dining Room

A light well lit room with aluminium bi fold doors leading to the rear raised timber deck, window to the rear, well fitted kitchen fitted with a range of light Grey fronted units with a range of built in appliances including a double oven, hob, extractor, dishwasher and fridge freezer.

Bedroom 1

11' 10" x 13' 3" (3.61m x 4.04m)
Window to the rear.

Bedroom 2

10' 3" x 8' 6" (3.12m x 2.59m)
Window to the front.

Shower Room

Nicely fitted with a full length shower cubicle and electric shower fitted, vanity unit with basin set on the worktop, concealed cistern W.C, towel radiator, extractor, window to the rear.

Garage

19' 5" x 8' 10" (5.92m x 2.69m)
With metal up and over door, half glazed Upvc window and door to the rear. Space and plumbing for washing machine and tumble dryer.

Outside

The property is accessed through a front garden primarily laid to lawn, complemented by established hedging for added privacy. To the side, there is off-road parking for approximately two vehicles.

The rear garden, accessible via a side gate or the kitchen's bi-fold doors, features newly installed raised decking—perfect for enjoying the stunning views across open countryside extending to Roughtor area in the distance. Additional highlights include new perimeter fencing, outdoor electricity points, a water tap, storage space, and direct access to the garage. The garage itself is generously sized, equipped with power and lighting, ample storage with racking, and a dedicated utility area with plumbing and electrics for a washing machine and tumble dryer.