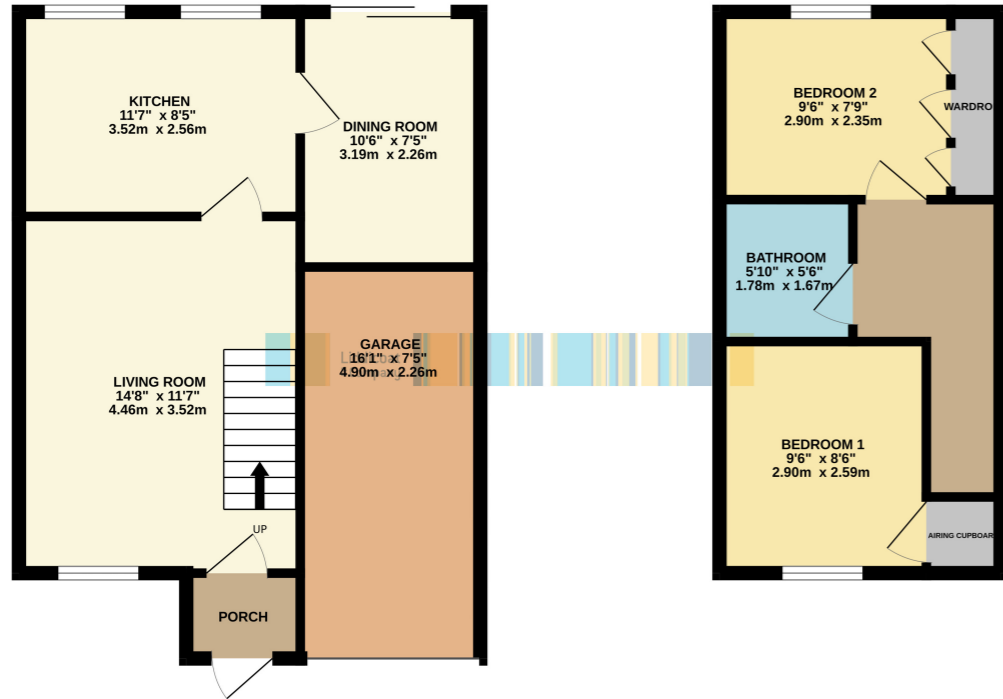


GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.
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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PARK GWYN, ST STEPHEN, ST AUSTELL

PRICE £239,950



THIS MODERN, SEMI-DETACHED 2-BEDROOM HOUSE IS SITUATED IN A QUIET CUL-DE-SAC ON A POPULAR DEVELOPMENT WITHIN THE LOCAL VILLAGE, WHICH OFFERS EXCELLENT AMENITIES FOR FAMILY LIVING. THE PROPERTY HAS BEEN EXTENDED AND BENEFITS FROM LOW RUNNING COSTS, THANKS TO THE INSTALLATION OF SOLAR PANELS. THE ACCOMMODATION INCLUDES AN ENTRANCE PORCH, A SPACIOUS LOUNGE, A SEPARATE DINING ROOM, TWO BEDROOMS, AND A BATHROOM. OUTSIDE, THERE IS A GARAGE, A LARGE TIMBER SHED, AND A GENEROUS, LEVEL REAR GARDEN, ALONG WITH PARKING SPACE FOR TWO CARS. THIS HOME IS AN IDEAL CHOICE FOR FIRST-TIME BUYERS OR A SMALL FAMILY LOOKING FOR A COMFORTABLE, ENERGY-EFFICIENT HOME.

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.



The Property

This modern, semi-detached 2-bedroom house is situated in a quiet cul-de-sac on a popular development within the local village, which offers excellent amenities for family living. The property has been extended and benefits from low running costs, thanks to the installation of solar panels. The accommodation includes an entrance porch, a spacious lounge, a separate dining room, two bedrooms, and a bathroom. Outside, there is a garage, a large timber shed, and a generous, level rear garden, along with parking space for two cars. This home is an ideal choice for first-time buyers or a small family looking for a comfortable, energy-efficient home.

St Stephen is situated about 4 miles northeast of the town of St Austell. The village is steeped in local history and is known for its charming rural setting surrounded by lush countryside and rolling hills. The village is close to key attractions like the Eden Project and the Lost Gardens of Heligan, making it a popular base for visitors exploring Cornwall's natural beauty. With a friendly community and a strong sense of heritage, St Stephen offers a peaceful escape while still being well-connected to the surrounding areas.

Room Descriptions

Entrance Porch

With Upvc panelled door, RCD consumer unit. door to the living room.

Living Room

14' 8" x 11' 8" (4.47m x 3.56m)
With stairs to the first floor, window to the front, electric radiator.

Kitchen

11' 8" x 8' 5" (3.56m x 2.57m) With 2 windows to the rear, fitted with a good range of base units and high level cupboards, space and plumbing for washing machine, space for tumble dryer, built in cooker, hob unit and extractor canopy, space for fridge/freezer, tiled splashback.

Dining Room

10' 6" x 7' 5" (3.20m x 2.26m)
Fitted with patio doors, a feature wall finished in slate tiles, recessed low voltage lighting.

Bedroom

12' 0" x 7' 3" (3.66m x 2.21m)
Window to the rear, 1 wall fitted with mirrored wardrobe cupboards.

Bedroom

9' 6" x 8' 6" (2.90m x 2.59m)
Window to the front, airing cupboard.

Garage

16' 6" x 8' 0" (5.03m x 2.44m)
Metal door, power and light connected.

Outside

To the front of the property there is hardstanding for two cars and to the right hand side a gate leading through to the rear garden. The rear garden is level and mainly lawned with a grey coloured decked area to one side. To the rear boundary there is a large timber shed.