



MAY WHETTER & GROSE

68 PENARWYN ROAD, ST BLAZEY, PL24 2DU

PRICE £75,000



ENJOYING AN OUTLOOK OVER THE COMMUNAL GREEN AND CHILDREN'S PLAY PARK AREA AND OFFERED WITH NO ONWARD CHAIN. A FIRST FLOOR, TWO DOUBLE BEDROOM FLAT OF CORNISH UNIT CONSTRUCTION. BENEFITING FROM OUTBUILDING AND GARDEN. INTERNALLY OFFERS LOUNGE, KITCHEN/DINER AND BATHROOM. WITHIN A SHORT WALK OF LOCAL AMENITIES, BUS ROUTES, THE A390 AND TRAIN STATION. EPC -

C

PLEASE SEE AGENTS NOTES



Location:

Par is an extremely popular village with an excellent range of local amenities including library, chemist, post office, general stores, public houses and mainline railway station. There are 2 Primary schools within easy reach and a large sandy beach. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The Cathedral city of Truro is approximately 20 miles from the property. A wide range of facilities can be found in the nearby town of St Austell. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarket.

Directions:

Head out on to the A390 to St Blazey Gate, past the petrol station on your right. Head down the hill taking the second right in to Bob's Road. After approx 100 yards turn left in to Penarwyn Road. Follow the road around, down towards the children's play park in front of you and the property will be set back on the right hand side with the communal green area in front.

The Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.



From the parking area and communal green, take the shared pathway to the side via gated access, which leads to the front door.

Part obscured double glazed door opening to carpeted staircase with hand rail to the first floor. Access through to the loft and air recirculation system. Door to all living accommodation.

Bedroom:

8'11" x 18'2" at max (2.72m x 5.55m at max)



Large double glazed window to the front. Wall mounted radiator and door in to storage cupboard. Door through in to:

Lounge:

14'3" x 11'0" at max (4.36m x 3.36m at max)



Also enjoying an outlook to the front from a large double glazed window. Radiator.

**Kitchen/Diner:**

13'5" x 8'5" at max (4.10m x 2.59m at max)



Located to the rear. Offering a range of wall and base units with roll top work surface and tiled splash back. Space for free standing white goods. Radiator and doors in to storage cupboards.

Bathroom:

6'5" x 5'6" (1.98m x 1.68m)



Low level WC. Hand basin and bath with part tiled walls. Electric shower over. Obscured double glazed window to the rear, Radiator.



Bedroom:

8'10" x 12'0" (2.70m x 3.67m)



Two double glazed windows, one to the side and one to the rear. With an outlook down over the outbuilding and garden beyond.

Outside:

To the side, the pathway leads to an area of open grass with further pathway giving access to the ground floor apartment. There is a useful outbuilding and beyond, an area of grass.

**Agents Notes:**

The property is of Cornish Unit construction therefore for cash buyers only.

This apartment forms a block of four.

Service Charge £157.92 per annum with annual review.

990 year Lease commenced 2025

Council Tax: Band A**Broadband & Mobile Coverage:**

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.


Services:


None of the services, systems or appliances at the property have been tested by the Agents.

Viewings:

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

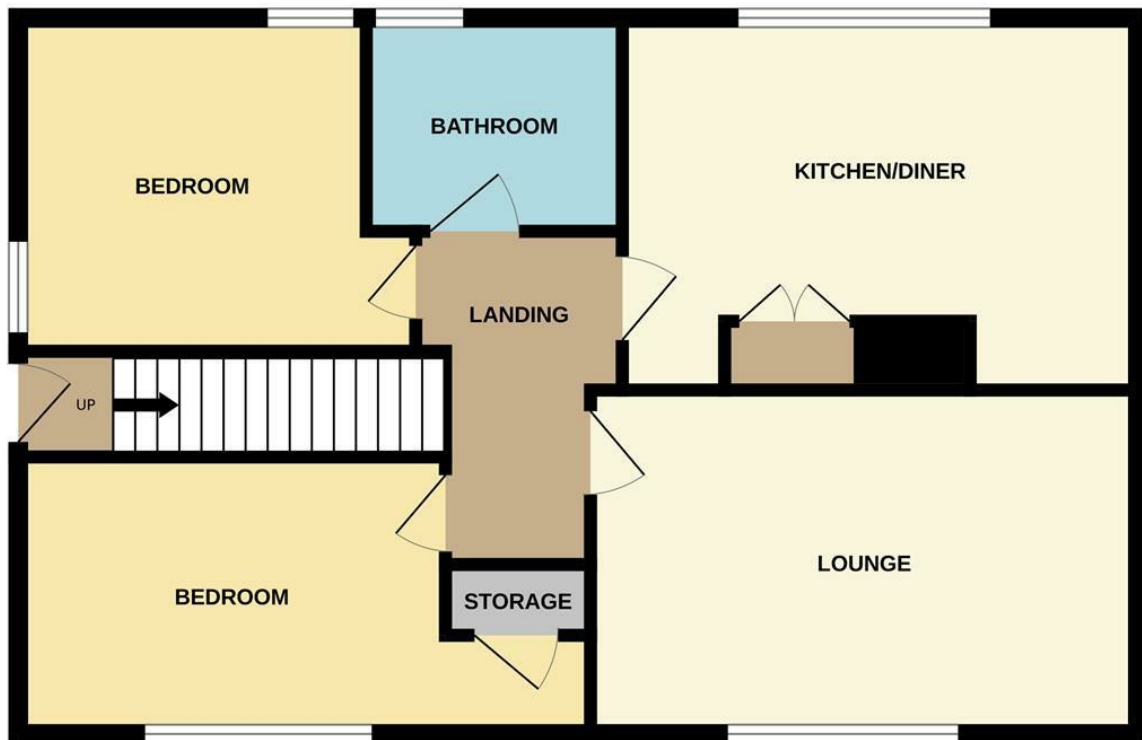
Tel: 01726 73501 Email: sales@maywhetter.co.uk

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |



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.
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