



MAY WHETTER & GROSE

20 PENARWYN ROAD, PAR, PL24 2DT
GUIDE PRICE £70,000



CASH BUYERS ONLY - CORNISH UNIT CONSTRUCTION

A WELL POSITIONED CHAIN FREE GROUND FLOOR FLAT WITH TWO DOUBLE BEDROOMS. THIS LEASEHOLD FLAT BENEFITS FROM FRONT AND REAR GARDENS, GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED HOME WITHIN CLOSE REACH OF LOCAL AMENITIES. EPC - D

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. The property is located on the right hand side of the road before reaching the open green play area also located on the right hand side of the road.

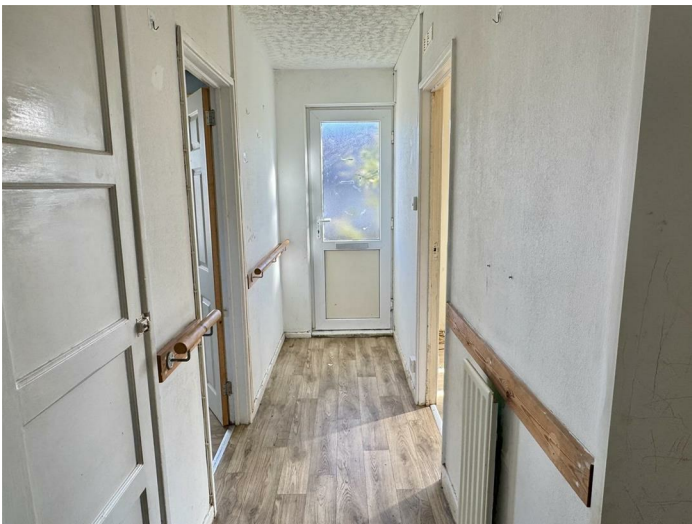
Accommodation

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

Upvc double glazed front door with upper obscure glazing allows external access into entrance hall.

Entrance Hall

15'8" x 4'11" - max (4.80 x 1.50 - max)



Doors off to lounge, kitchen, bathroom, bedrooms one and two. Additional door opens to provide access to a useful in-built storage cupboard. Wood effect vinyl flooring. Radiator. Textured ceiling. Wall mounted thermostat.

Lounge

14'4" x 11'0" (4.39 x 3.36)



Three Upvc double glazed windows to front elevation overlooking the front garden. Focal tiled back fireplace. Radiator. Continuation of wood effect vinyl flooring. BT Openreach telephone point. Textured ceiling.



Kitchen

13'5" x 9'10" - max (4.11 x 3.02 - max)



Upvc double glazed door to rear elevation with upper obscure glazing. Two Upvc double glazed windows to rear elevation overlooking the rear garden. Matching wall and base kitchen units, roll top work surfaces, stainless steel sink with matching draining board and central mixer tap. Space for additional kitchen appliances. Part tiled walls. High level mains enclosed fuse box. Wall mounted Potterton Promax Gas Fired Central Heating Boiler. Wood effect vinyl flooring. Textured ceiling. Fitted extractor fan. USB charging points set in some of the power points. Radiator. Twin doors open to provide access to in-built storage cupboard, with additional double doors providing access to storage below. To the left hand side an additional door opens to provide access to another in-built cupboard.



Bathroom

6'4" x 5'7" - max (1.94 x 1.71 - max)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin, panel enclosed bath with central mixer tap and wall mounted mains fed MIRA shower over. Fitted extractor fan. Water resistant cladding to bath area. Non slip flooring. Radiator.

Bedroom Two

13'6" x 8'9" - max (4.14 x 2.68 - max)



Two Upvc double glazed windows to rear elevation. Continuation of wood effect vinyl flooring. Radiator. Door opens to provide access to useful in-built storage cupboard.

Bedroom One

14'1" x 8'9" (4.30 x 2.67)



Two Upvc double glazed windows to front elevation overlooking the spacious enclosed front garden. Continuation of wood effect vinyl flooring. Radiator. Telephone point. Door opens to provide access to useful in-built storage cupboard.

Outside



To the front the property benefits from a spacious front garden laid to lawn, well enclosed with wood fencing to left, right and front elevations. A hard standing walkway provides access to the front door.

The mains gas meter box is located to the front of the property.

Accessed off the kitchen to the rear of the property a hardstanding walk way flows across the rear with the property benefitting from an outdoor tap.

To the left hand side steps lead up to a hardstanding area with further lawn area to the side, we understand that the property also benefits from an external storage shed located to the right of the rear garden. The left hand door to this shed.



Council Tax Band - A

Broadband and 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

Agents Notes

Leasehold Property

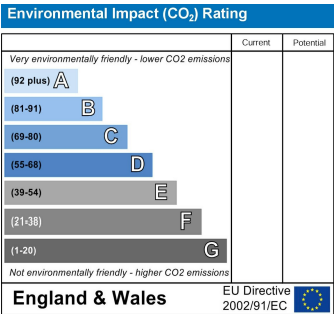
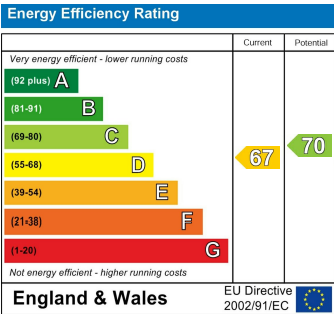
New 990 year lease upon completion

Service Charge £152.92 per annum, subject to annual review

No allocated parking

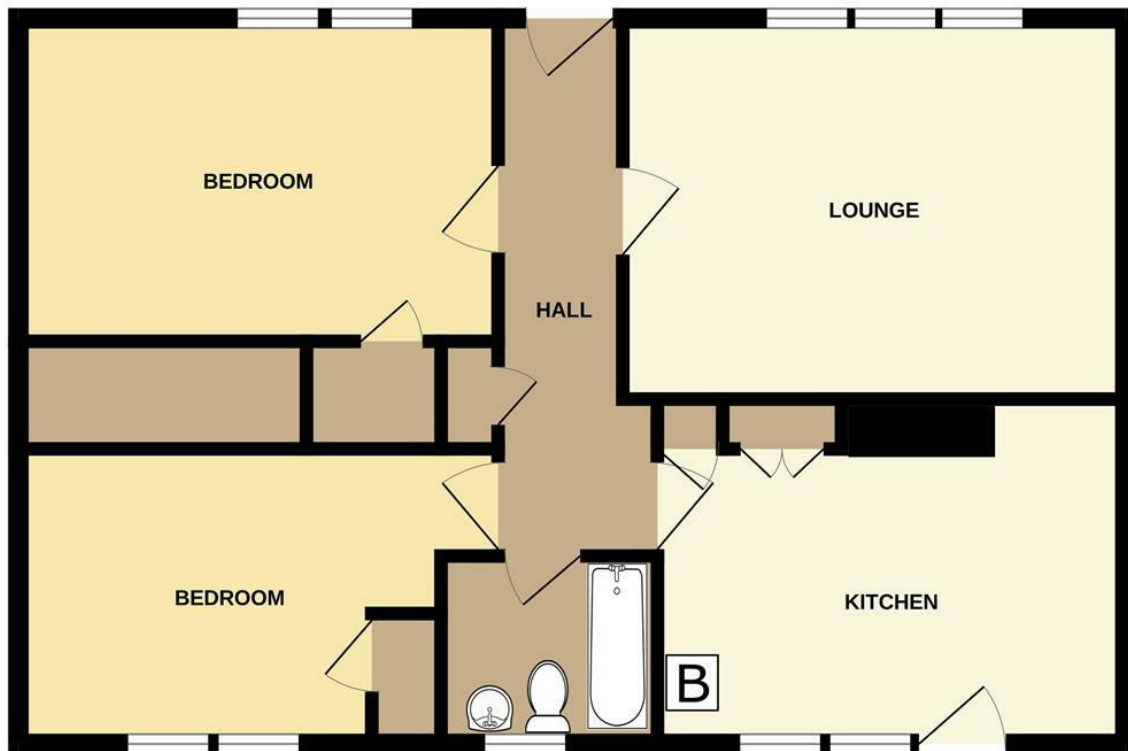
Cash Buyers only - Cornish Unit Construction

Please ask for a copy of the Ocean Housing Preliminary Information sheet.





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 ©2025

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

