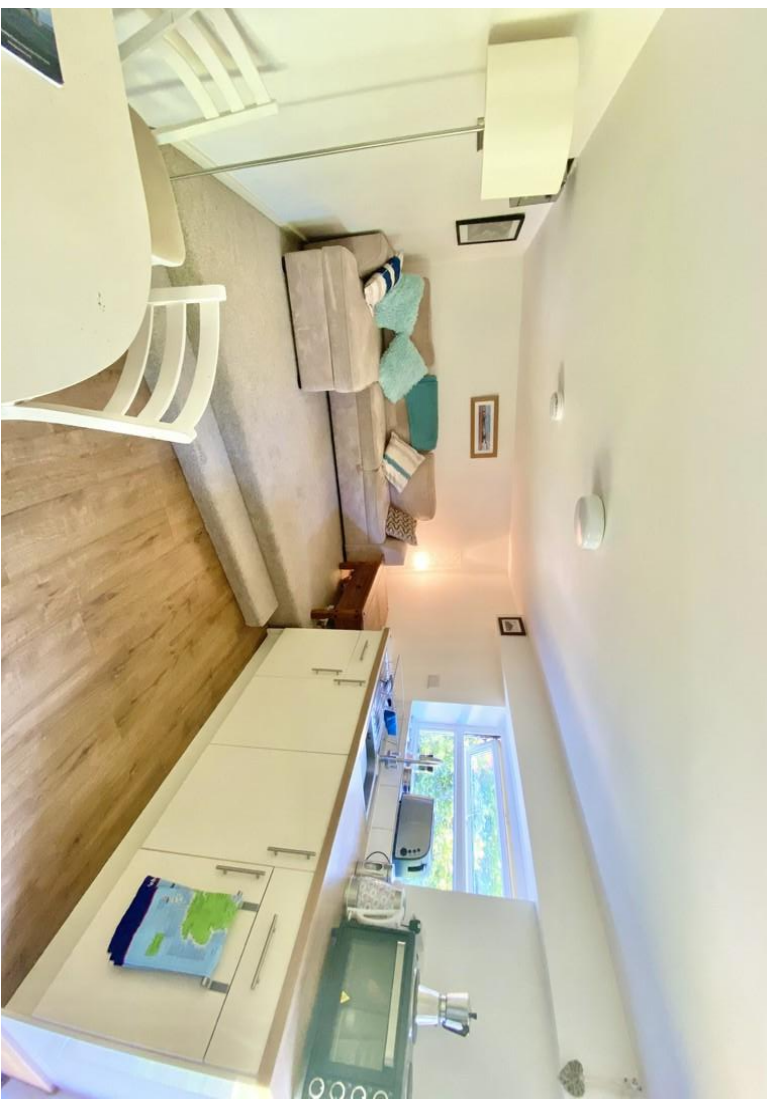




**4 Garth Road
Newlyn
TR18 5QJ**







4 GARTH ROAD, NEWLYN, PENZANCE, TR18 5QJ

GUIDE PRICE £390,000 - FREEHOLD

A nicely presented semi detached four/five bedroom dormer bungalow with ancillary accommodation on the lower ground floor suitable for either an office/studio or Air B&B subject to necessary permissions. The property is situated in a much sought after residential area on the outskirts of Newlyn within close proximity of most amenities.

*** FOUR BEDROOMS * STUDY * SHOWER ROOM * BATHROOM * LIVING ROOM *
* KITCHEN / DINING ROOM * DOUBLE GLAZING * CENTRAL HEATING *
* FURTHER ONE BEDROOM ACCOMMODATION TO GROUND FLOOR WITH ENSUITE
SHOWER * GARDENS TO FRONT AND REAR * GARAGE *
* VIEWING RECOMMENDED * EPC = E ***

This property has deceptively spacious accommodation over three floors which the present vendors have maintained to a high standard and really needs to be viewed internally to appreciate to the full. The accommodation comprises of two double bedrooms, bathroom, lounge, kitchen/dining room on the ground floor with stairs from the study rising to the first floor where there are two further double bedrooms, one of which has an ensuite shower and a large walk in wardrobe housing the solar panel heating controls and hot water tank. The lower ground floor has been converted into separate annexed accommodation and comprises of a living room, wet room, utility area and a large double bedroom. This area would be ideally suited for use as an office/studio or Air B&B subject to any necessary consents. There are gardens to both the front and rear of the property of which the rear is terraced and enjoys a sunny outlook and a garage enblock nearby. Garth Road is a sought after residential area on the outskirts of Newlyn but still within close proximity of most amenities and we would highly recommend an early appointment to view.

UPVC DOUBLE GLAZED DOOR INTO:

HALLWAY: Laminate wood flooring, electric heater, radiator. Door to:

LOUNGE: 14' 7" x 12' 0" (4.44m x 3.66m) Double glazed window to the front, radiator, inset dual fuel burner on slate hearth supplying central heating system.

KITCHEN / DINING ROOM: 19' 0" x 10' 0" (5.79m x 3.05m) Two double glazed windows to the rear, radiator, a range of base and wall units, work surface and tiling over, stainless steel sink, space for cooker, fridge freezer and dishwasher. Half glazed door into:

PORCH: Double glazed to two sides with door to side garden, polycarbonate roof, plumbing for washing machine.

BATHROOM: Double glazed window to the rear, heated towel rail, vanity wash hand basin, low level w.c., panelled bath with mains shower over, extractor fan.

BEDROOM THREE: 10' 0" x 10' 0" (3.05m x 3.05m) To wardrobe doors, double glazed window to the rear, radiator, built in desk, fitted wardrobes to one wall.

BEDROOM FOUR: 12' 0" x 8' 8" (3.66m x 2.64m) Double glazed window to the rear, radiator.

STUDY: 9' 2" x 8' 9" (2.79m x 2.67m) Double glazed window to the front, stairs rising.

FIRST FLOOR

LANDING: Storage into eaves, Velux to the front.

BEDROOM TWO: 13' 0" x 12' 0" (3.96m x 3.66m) Double glazed dormer to the rear overlooking Newlyn Coombe, radiator.

BEDROOM ONE: 13' 0" x 10' 4" (3.96m x 3.15m) Double glazed dormer window to the rear, radiator.
Door to:

ENSUITE: Double glazed window to the rear, vanity wash hand basin, low level w.c., fully tiled mains shower cubicle, heated towel rail.

FROM BEDROOM ONE, DOOR TO:

LARGE WALK IN WARDROBE: Housing hot water tank and control panel for solar panels supplying hot water and central heating.

OUTSIDE: To the front of the property there are steps leading down to the lawned area fully enclosed by low block walling, side pathway leading to the rear garden which is terraced with area laid to lawn and patio with wood store. Door to:

ANCILLARY ACCOMMODATION

LIVING / DINING ROOM: 19' 0" x 9' 9" (5.79m x 2.97m) Double glazed window to the front, lobby area with plumbing for washing machine, radiator. Door to:

WETROOM: Fully tiled, w.c., pedestal wash hand basin, electric shower, radiator, extractor fan.

BEDROOM: 12' 0" x 10' 0" (3.66m x 3.05m) UPVC double glazed window to the front, radiator, door to storage under the property.

GARAGE: En-block nearby with up and over door.

DIRECTIONAL NOTE: From Penzance proceed towards Newlyn, crossing the bridge turning right into Newlyn Coombe then left into Lower Gurnick Road and the first left again into Garth Road whereby the property can be found on your left hand side.

SERVICES: Mains water, electricity and drainage. Solar panels.

TO VIEW: By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or Marshall's of Mousehole (01736) 731199

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW
TEL (0300 1234100)

ANTIMONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
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Carbis Bay
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Camborne
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Hayle
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Lettings
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