



3 Park Road
Newlyn
TR18 5DZ







3 PARK ROAD, NEWLYN, PENZANCE, TR18 5DZ

GUIDE PRICE £318,500 - FREEHOLD

A beautifully presented and much improved two bedroom terraced granite house situated in an elevated position above Newlyn harbour enjoying stunning sea views from the front elevation.

- * **TWO DOUBLE BEDROOMS * PARTIALLY CONVERTED LOFT SPACE ***
- * **OPEN PLAN LOUNGE / DINING ROOM * KITCHEN * UTILITY ROOM ***
- * **REAR COURTYARD * NEW BOILER INSTALLED IN 2023 * STUNNING SEA VIEWS**
- * **POPULAR LOCATION * NO ONWARD CHAIN * COUNCIL TAX BAND = B * EPC = D ***

A beautifully presented cottage which has been hugely improved and renovated by the present vendors, enjoying spectacular views from the front elevation across Newlyn harbour towards Mount's Bay, St Michael's Mount and also Penzance town. The accommodation in brief comprises of an open plan lounge/dining room with patio doors opening to the rear courtyard, recently refitted kitchen and utility room with combination boiler. There are two double bedrooms, one of which enjoying the aforementioned views, a luxury bathroom with freestanding bath and separate shower cubicle, and a partially converted loft space with Velux window to the front elevation. The property is situated in a popular residential street on the outskirts of the fishing village of Newlyn with its amenities to include public house, cinema, supermarket and restaurants, within a level walk across the promenade to Penzance.

WOODEN FRONT DOOR INTO:

ENTRANCE VESTIBULE: Parquet flooring, multipaned stained glass door leading to:

ENTRANCE HALL: Stairs rising.

LOUNGE / DINING ROOM: 19' 9" x 12' 5" (6.02m x 3.78m) Double glazed window to the front with views, patio doors to the rear onto the enclosed courtyard, fireplace to one wall with electric coal effect fire with surround and mantle over, recessed shelving either side, two radiators. Door to:

KITCHEN: 8' 2" x 7' 6" (2.49m x 2.29m) Recently refitted with a range of white base and wall mounted cupboards with work surface and complimentary tiling, integral electric hob and oven under, stainless steel sink, window to the rear, further door (not in use) onto the courtyard. Door leading into:

UTILITY ROOM: Range of base units, stainless steel sink, plumbing for washing machine, space for tumble dryer, radiator, wall mounted boiler, window to the rear.

FIRST FLOOR

LANDING: Fitted cupboard, access to loft space.

BEDROOM ONE: 15' 5" x 10' 9" (4.7m x 3.28m) Two double glazed windows to the front with stunning views over Newlyn harbour to St Michael's Mount and Penzance town, radiator.

BEDROOM TWO: 10' 0" x 8' 7" (3.05m x 2.62m) Double glazed window to the rear, radiator.

BATHROOM: A beautifully presented and much improved room comprising of corner shower cubicle, low level w.c., wash hand basin, freestanding roll top bath with mixer tap and shower attachment over, radiator, towel rail, double glazed window to the rear.

LOFT SPACE: 13' 10" x 12' 7" (4.22m x 3.84m) The loft has been partially converted and to date has boarded flooring and Velux window with the aforementioned sea views. Subject to necessary planning consent, this could be converted into a third bedroom or at present an ideal hobbies room/storage.

OUTSIDE: To the front of the property there is a raised patio which enjoys the aforementioned views. To the rear there is a fully enclosed courtyard with outside tap, gated access to the rear service lane.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONAL NOTE: From Penzance, proceed into the village of Newlyn. Upon reaching the village go straight after the bridge into Chywoone Hill and proceed up this hill for half its distance turning left into Belle View then the first right into Park Road whereby the property can be found on your right hand side as indicated by a Marshall's for sale board.

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

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, TEL (0300 1234171)

ANTI MONEY 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
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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