

GWEL AN MOR, TREVERBYN ROAD

St. Ives, TR26 1EZ

Price: £285,000



CROSS ESTATES

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Very spacious 4 bedroom semi-detached house with St Ives rarest features of a good sized garden and 2 off road parking spaces. Located within easy access down into the town and close to schools, Dr's and the beaches. The property could do with some updating but this is a great house. Double glazing and gas central heating. Being sold with no further chain





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Double glazed stable door leading into

ENTRANCE HALLWAY

Radiator, Stairs to first floor, doors to

CLOAKROOM 5' 5" x 6' 8" (1.66m x 2.02m)

UPVC double glazed window to the front, pedestal wash hand basin, close coupled WC, radiator. This room has been used in the past as an office so also comes with power points and telephone point

LOUNGE 21' 1" x 11' 9" (6.42m x 3.57m)

Lovely light room having UPVC double glazed bow window to the front, with glimpses of the sea, further UPVC double glazed window to the rear. Tiled fireplace with open space and redundant Baxi boiler, picture rail, power points, TV point, 2 radiators

DINING ROOM 11' 11" x 9' 11" (3.62m x 3.01m)

UPVC double glazed windows to the side overlooking the garden, cupboard under the stairs, door leading into the lounge, radiator, power points, door to

KITCHEN 10' 2" x 11' 9" (3.10m x 3.58m)

Very user friendly kitchen space having a good range of eye and base level units with ample worktop surface space over. Double

glazed window to the side, stainless steel sink unit and drainer with taps over, boiler system, space for electric oven, radiator, double glazed window and door to the side, space for large fridge freezer.

FIRST FLOOR LANDING

Access to loft

BEDROOM ONE 12' 5" x 9' 11" (3.79m x 3.02m)

Dual aspect UPVC double glazed window to the side and front offering some lovely sea and coastal views, wash hand basin, radiator, power points

BATHROOM

UPVC double glazed window to the side, part tiled walls, low level WC, pedestal wash hand basin, panelled bath. storage cupboard and further small storage cupboard, radiator, window to the side

BEDROOM TWO 11' 8" x 10' 1" (3.56m x 3.08m)

UPVC double glazed window to the side with some sea and coastal views, radiator, power points, sink unit inset vanity unit

BEDROOM THREE 8' 10" x 9' 5" (2.68m x 2.87m)

UPVC double glazed window to the rear overlooking Ayr Lane, radiator, power points

BEDROOM FOUR 11' 9" x 9' 0" (3.58m x 2.74m)

UPVC double glazed window to the front, power points, 2 built in cupboards, one for storage the other housing the immersion tank. radiator

OUTSIDE

To the front of the property is a small fore garden with steps leading up to the front door, the off road parking is also to the

front, it can fit 2 medium sized cars comfortably. There is a gate access which leads to a path around the property and up to the garden to the side. This garden is a great sized, laid mainly to grass with some mature hedging and trees and bushes. There is also a small rear garden and patio area.

SERVICES

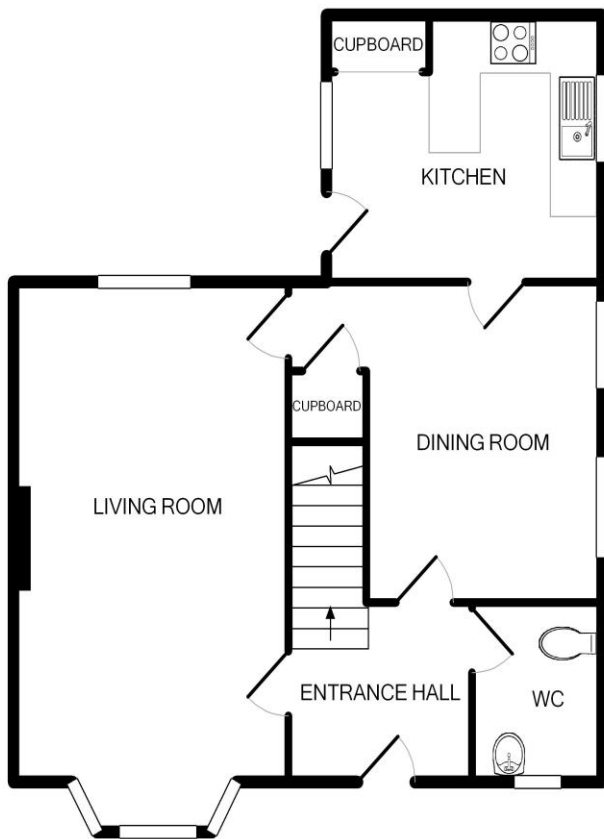
Mains electricity, mains gas, mains drainage and mains metered water

AGENTS NOTE

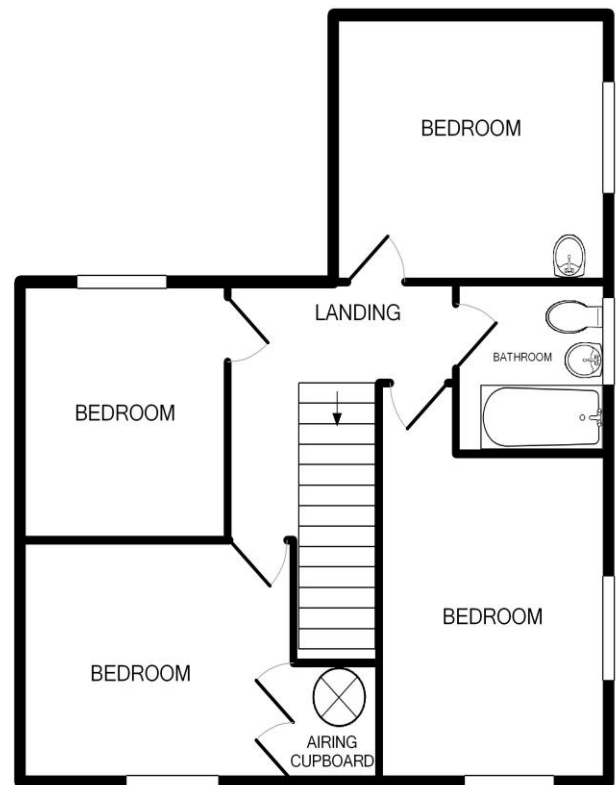
The property is located in an area where known mining has taken place. We would recommend a mining search at your earliest convenience.



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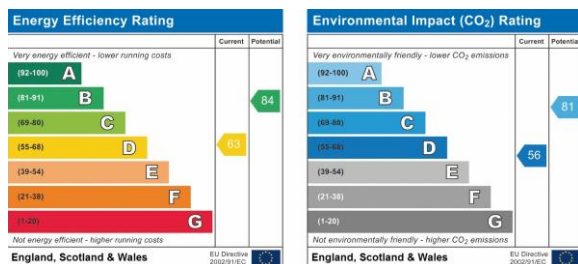


GROUND FLOOR



1ST FLOOR

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