

156 OLD ROSELYON ROAD, ST BLAZEY, PAR, PL24 2LR



A well presented two bedroom semi-detached house set within an established residential development in this popular south coast village, just a short walking distance from local amenities and Par beach.

Accommodation Comprises:- Entrance porch, lounge, kitchen/diner, landing, two double bedrooms, bathroom, uPVC double glazing, gas/electric heating, garage, driveway parking for two cars, front lawn and an enclosed rear garden featuring a large decking area.

£210,000

SITUATION

The popular south coast village of Par offers a varied range of local amenities including general shops/post office, pubs, takeaways, fruit & veg shop, primary school, mainline train station and a regular bus service. A small supermarket, chemist and doctors surgery also lie within a very short drive or level walk of the property. 'Par Track' is a popular recreational/sports facility in the heart of the village, serving as a health and wellbeing hub for this thriving community. Par beach is about a 10 minute walk and there are many other beaches to choose from within the St Austell bay area.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance Porch

Part obscure uPVC double glazed front entrance door. Obscure uPVC double window to front elevation. Tiled floor. Master telephone socket. Wall mounted box containing the electric meter and modern consumer units. Part glazed door into:-

Lounge

16' 1" x 11' 11" measured into alcove (4.90m x 3.64m) Large uPVC double glazed window to front elevation. Oak laminate floor. TV aerial and telephone points. Attractive fireplace with inset living flame gas fire, wood surround/mantel and a raised hearth. Turning staircase to first floor. Part glazed door to:-



Kitchen/Diner

11' 11" x 9' 2" (3.63m x 2.79m) Matching range of cream fronted shaker style wall, base and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in Belling electric fan assisted oven with four ring gas hob above and extractor over. Under-unit lighting. Space and plumbing for washing machine. Space for a free-standing fridge/freezer. Part tiled walls. uPVC double glazed window to rear elevation. Part obscure uPVC double glazed door to rear garden.

FIRST FLOOR

Landing

Access to loft space (Fully insulated, part boarded and light connected). Doors to bedrooms and bathroom.

Bedroom One

12' 0" x 9' 2" (3.65m x 2.79m) Two uPVC double glazed windows to rear elevation. Electric wall heater. Currently arranged with bunk beds and a single bed.

Bedroom Two

12' 0" x 7' 8" (3.65m x 2.34m) uPVC double glazed window to front elevation.

Bathroom

9' 1" x 5' 0" (2.78m x 1.53m) Modern white suite comprising:- Panelled bath with Triton electric shower unit over and glass side screen, low level W.C and pedestal wash hand basin. Part tiled walls. Obscure uPVC double glazed window to side elevation. Built-in airing cupboard enclosing a factory insulated hot water storage cylinder with twin immersion.



OUTSIDE

To the front of the property is a concrete driveway with parking for two cars and a lawn garden beside. The rear garden is predominantly laid to lawn with a side border laid to slate chippings, bushes and two trees. A large wrap around decking area adjoins the back of the house and garage, spanning the full width of the garden.

Garage

17' 7" x 8' 0" (5.37m x 2.44m) Metal up and over door to front. Part obscure uPVC double glazed door to rear, providing access to the garden. Light and power connected.

AGENTS NOTE

Please be advised that one of Jefferys staff has a personal interest in the sale of this property.

ENERGY RATING

Band E (49).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Heading east on the A390 through St Blazey Gate, turn right at the top of Rose Hill into Middleway. Go down the hill passing St Blazey cricket ground and take the next right into Old Roselyon Road. Continue through the estate, following the road around to the right and proceed down the hill until No.156 is identified on the right-hand side.



LOUNGE



BEDROOM TWO



KITCHEN/DINER



BATHROOM



BEDROOM ONE (FIRST PART)



REAR GARDEN AND DECKING AREA

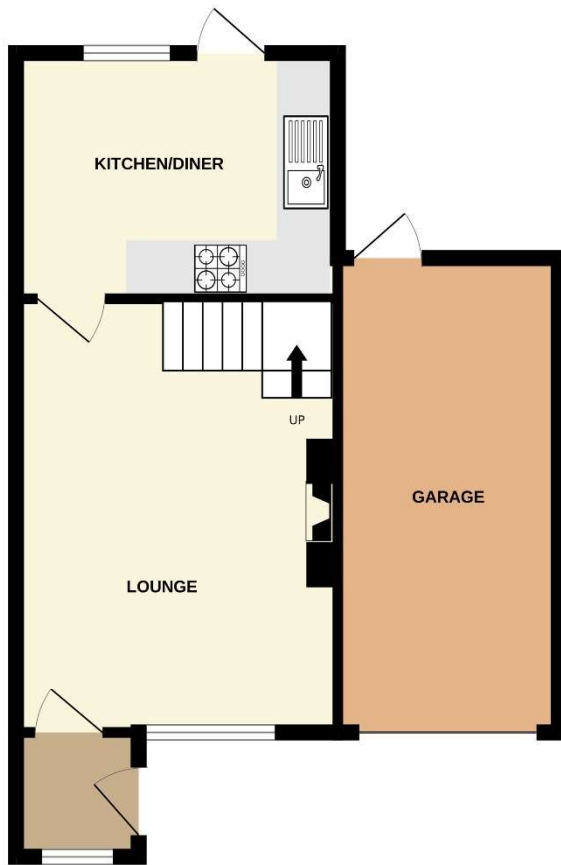


BEDROOM ONE (SECOND PART)

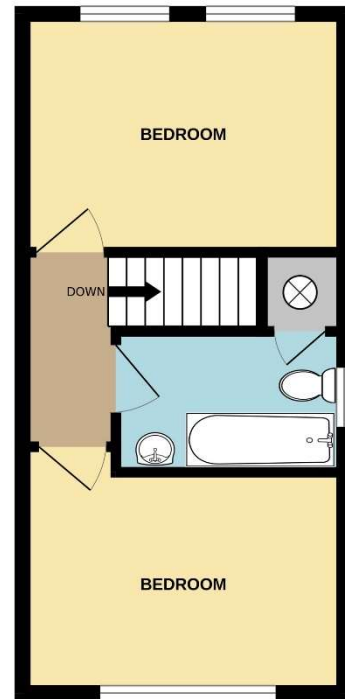


REAR ELEVATION

GROUND FLOOR



1ST 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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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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