



Asking Price £200,000

Novahomes are delighted to market this beautifully appointed end terrace family home in Southway, just a short walk from the local shops, excellent schooling and regular bus links. The property is maintained to a high standard throughout and benefits from accommodation arranged over two floors comprising: porch, spacious lounge and open plan modern kitchen/diner to the ground floor. Upstairs are three bedrooms and a modern shower room. Further benefits include gas central heating, double glazing and one of the main highlights of the property lies in the very generous south facing rear garden which backs onto open woodland. The property is offered for sale with no onward chain and an early viewing viewing is highly recommended.

novahomes

Established 2008



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Pendeen Crescent, Southway, PL6 6RG

Ground Floor

Porch

UPVC double glazed window to the sides, uPVC double glazed door to the front.

Lounge

4.75m (15` 7") x 3.18m (10` 5")

UPVC double glazed window to the front, two double radiators, coving to ceiling, uPVC double glazed French double doors opening onto the south facing rear garden.

Kitchen/Diner

4.75m (15` 7") x 4.18m (13` 9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, space for fridge, freezer, dishwasher, washing machine and tumble dryer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to the front and rear, double radiator, vinyl tiled flooring, stairs rising to the first floor landing, uPVC double glazed door to the rear garden, hardwood door to the front porch. under-stairs storage cupboard.

First Floor

Landing

UPVC double glazed window to the rear, double radiator, access to part boarded loft space, door to:

Bedroom 1

3.12m (10` 3") x 2.97m (9` 9")

UPVC double glazed window to the front, built in wardrobe housing the wall mounted gas combination boiler which serves the domestic hot water and central heating system, double radiator.

Bedroom 2

3.18m (10` 5") x 2.29m (7` 6")

UPVC double glazed window to the front, double radiator.

Bedroom 3

2.28m (7` 6") x 1.89m (6` 2")

UPVC double glazed window to the rear with views over the garden and woodland, double radiator.

Shower Room

Fitted with three-piece suite comprising tiled double shower enclosure with fitted shower and glass screen, pedestal wash hand basin, low-level wc and extractor fan, uPVC obscure double-glazed window to rear, heated towel rail.

Outside

Front

At the front of the property there is an enclosed walled garden which is lawned with central steps leading to the main entrance.

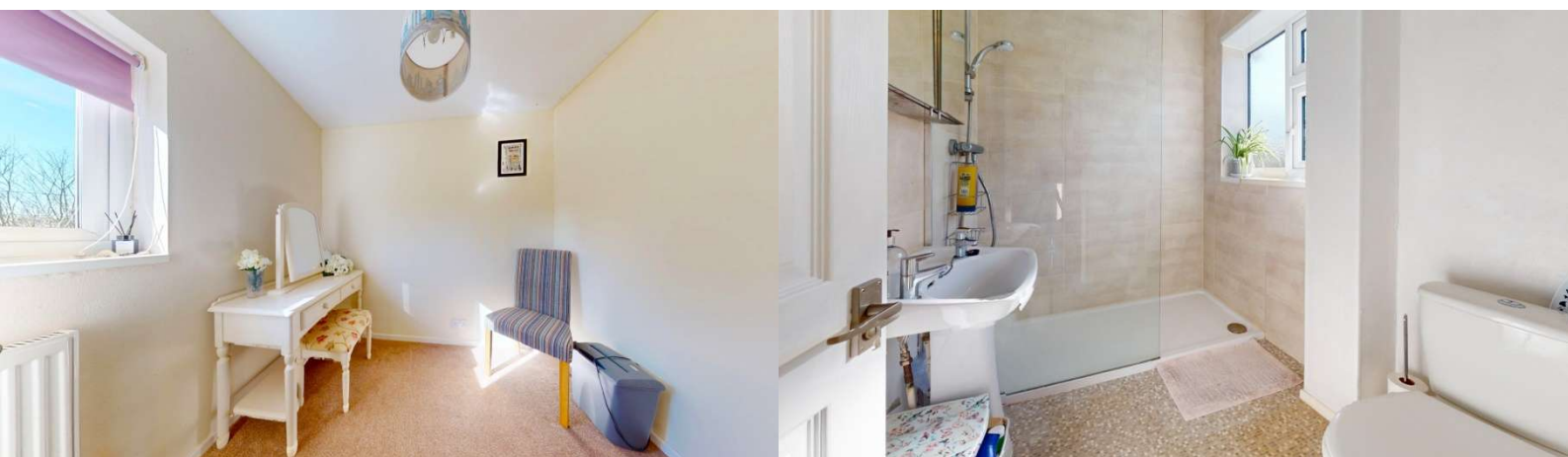
Rear

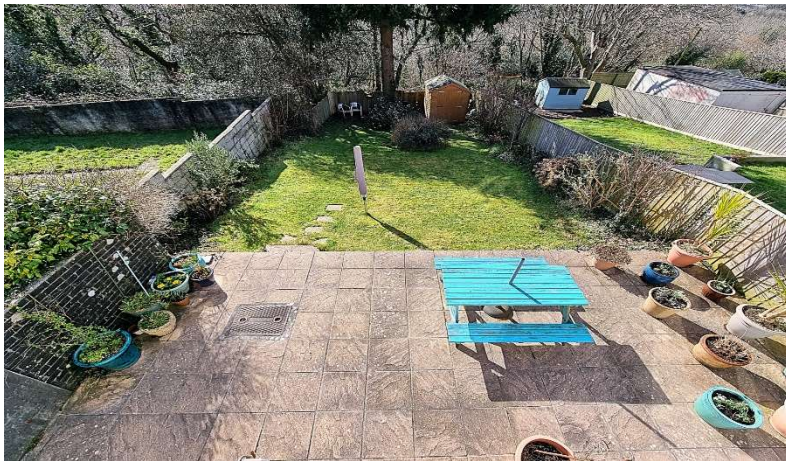
At the rear of the property there lies one of the main features of the property with a very generous south facing enclosed garden backing onto woodland. It is predominantly laid mainly to lawn with a well-proportioned paved patio area and outside tap.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.



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