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Plas Newydd, Bodmin

****No Onward Chain****

A two-bedroom terraced house benefiting from generous room sizes throughout, separate living room and dining room. To the rear is an enclosed rear garden with patio and lawn, there is on street parking available immediately to the front of the property.

*Spacious lounge *Dining room * Modern fitted kitchen
*Downstairs WC * Two double bedrooms * Enclosed rear garden with outside utility area *Double glazing and gas central heating *Excellent residential letting potential or considered ideal for first time buyers*

Price: £159,950



The Property

Front door opening out into **Living Room 4.4m x 3.5m (including stairwell)**, stairs up to first floor landing. A generous sized room with stripped wooden flooring, original fireplace with decorative tiling and slate hearth to the centre of the room, large window to front elevation, understairs storage cupboard and door through to Dining room.



A door from the Dining Room opens to the ground floor **Cloakroom** with obscured window to rear, pedestal wash hand basin, WC and tiled walls. Alcove providing storage space.

The **Kitchen 3.5m x 1.7m** is to the rear of the property with window and door to rear elevation, range of fitted wooden kitchen units with matching wall mounted display units and cupboards. Stainless steel sink and drainer, ceramic hob and fitted oven and grill. In one of the floor-based units there is a power supply fitted to allow for installation of an integral fridge freezer if required.



The **Dining Room 3m x 2.3m** is again of good size with a window to the rear elevation overlooking the garden, door and step down to the kitchen, door to cloakroom and storage cupboard to alcove.



Stairs from first floor up to landing with doors to both bedrooms and family bathroom.

Bedroom One 3.6m x 3m (plus wardrobe space) is to the front of the property with a window out to Plas Newydd Avenue. Space for a double bed with further room for

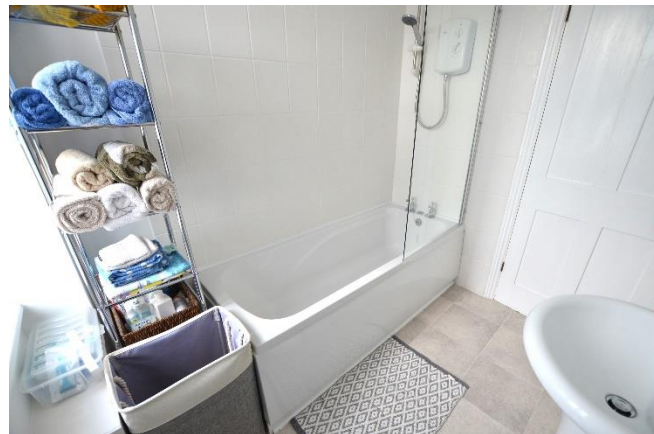
wardrobes or other bedroom furniture. Built in storage cupboards with fitted shelving.



Bedroom Two 3.2m x 2.4m is at the rear with a window overlooking the garden. Space for double bed, the current owners have used this room as an office. Louvered cupboard housing gas combination boiler supplying domestic hot water and central heating.



Adjacent to Bedroom Two is the family **Bathroom 2.3m x 1.8m** with obscured window to the rear, white suite comprising wash hand basin, WC, panel bath with glass shower screen and wall mounted electric shower.



Outside

The rear garden is fully enclosed, accessed from the back door off the kitchen. There is a paved area with established borders containing mature specimen plants and bushes. A pathway leads to the bottom of the garden where a wooden gate opens out onto a shared pedestrian pathway. There is also a section to the bottom of the garden with chippings also surrounded by pretty borders containing specimen plants.

The current owners have created a Utility Area in a shed in the rear garden. There is power and plumbing with enough space for a washing machines and tumble dryer.

EPC BAND: Awaited

COUNCIL TAX BAND: A



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