



Flat 4 Ebreu Pengelly Delabole, PL33 9AU

This 2 bedroom apartment is located in Delabole. Having been recently re-decorated it offers lovely accommodation comprising of Lounge/Kitchen, 2 Bedrooms, and a beautiful shower room. Laminate floor predominately throughout with double glazing and LPG central heating. Countryside views can be obtained via the double glazed windows to the rear. Communal parking to the front and communal garden to the rear. Ideal for 1st time buyers, investors or those wishing to have a holiday home.



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Entrance

Communal door to entrance hallway. Stairs rise to the entrance to flat 4, with a double glazed window to the side.

Lounge/Kitchen 19' 5" x 13' 10" (5.91m x 4.21m)

A bright and airy room with 2 double glazed windows to the rear elevation overlooking the garden and far reaching countryside views. Further double glazed window to the side elevation. Matching range of base and wall units with breakfast bar and matching units below. Rolled edge worktops incorporating a stainless steel sink unit, 4 ring electric hob, extractor hood above. Incorporated within the units can be found a built in oven, space for washing machine. To one elevation is a floor to ceiling slimline radiator, whilst on the other elevation can be found 2 radiators. Laminate floor, range of ceiling spot lights, tv point telephone point. Door to understairs storage cupboard also housing the LPG boiler.

1st Floor hallway 10' 6" x 10' 1" (3.20m x 3.07m)

Stairs rise to the first floor opening out via a door to a large hallway. Laminate floor, doors to bedrooms and shower room. Double glazed window to the rear elevation. Range of ceiling spotlights. Radiator. Door to storage cupboard

Bedroom 13' 10" x 8' 11" (4.21m x 2.72m)

Double glazed velux window to the front elevation with further double glazed window to the rear elevation. Laminate floor. Radiator

Bedroom 1 15' 1" x 10' 3" (4.59m x 3.12m)

Double glazed window to the side elevation. Radiator. Laminate floor.

Shower Room 8' 8" x 5' 7" (2.64m x 1.70m)

Double shower cubicle with mains fitted shower. Wash hand basin, low level WC. Heated towel Rail. Light with shaver socket. Double glazed velux window to the rear elevation. Tiled floor and tiled walls, with contrasting tiles to one elevation.

Outside

The front of the property has gravel parking for the residents of the apartments, whilst the rear has a garden for use by all residents.

Agents Notes

This property has recently been re-decorated and has good sized accommodation. The views from the rear of the property have beautiful views. It will be an ideal property for a 1st time buyer, someone looking for an investment property or to use as a holiday home.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

