



£495,000 Guide Price

Gwel an Mor Primrose Valley St Ives

Apartment | 2 Bedrooms

07751 768888 or 01736

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# Step Inside

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## Key Features

- FABULOUS LOCATION WITH STUNNING ST IVES BAY VIEWS
- SUPERB SECOND FLOOR APARTMENT WITH TWO BALCONIES
- TWO DOUBLE BEDROOMS WITH SEA AND BAY VIEWS
- OPEN PLAN 'CORNER' LIVING DINING KITCHEN WITH MAGNIFICENT VIEWS
- LIFT ACCESS TO APARTMENT AND SECURE PARKING
- NO ONWARD CHAIN
- COUNCIL TAX BAND C  
EPC Rating B81
- LEASEHOLD WITH 976 YEARS REMAINING

## Main Particulars

Gwel an Mor is located just above the stunning Porthminster beach and was built approximately 20 years ago for residents and second home owners to enjoy the fabulous location and wonderful views of St Ives, the Island, the harbour, out to sea and all along the north Cornwall coastline.

This lovely second floor apartment is easily accessible with a relatively flat walk to the town centre which boasts lots of amenities, including restaurants, cafes, bars, galleries and shops.

The well presented accommodation comprises in brief: Entrance hall with storage cupboard, corner open plan sitting/dining/kitchen with breathtaking panoramic sea, beach and coastal views with doors out to its two balconies, two double bedrooms, one with an ensuite shower room and built-in/walk-in wardrobes, both with glorious views and there is a large shower room.

The building and its grounds are beautifully maintained and this must-see apartment has its own secure lower ground floor parking - with lift access.

### THE PROPERTY

Access to the communal entrance hall is located up a few steps to the side of the building as you approach it from the lane. Although you can get to the second floor by lift from the lower ground floor parking garage.

From the communal entrance hall there are stairs or a lift to the second floor.

The door to apartment is on the left. (The apartments gas meter is located near its front door)

### ACCOMMODATION

The front door opens into

### VESTIBULE

Entrance phone for main front door. Consumer Electric Unit.

### ENTRANCE HALL

Smoke alarm. Engineered wood floor. Covered Radiator.

Airing cupboard housing Megaflow hot water cylinder with shelving over.

Doors to all rooms.

### OPEN PLAN LIVING DINING KITCHEN Total Maximum Measurements 6m x 5.2m

### LIVING ROOM

With outstanding views from the large UPVC box bay window on the 'corner' front aspect, with high level opening windows.

Upvc French doors out to the newly repainted balcony on the front aspect with panoramic views and Porthminster beach directly in front.

Engineered wood floors. Low level Radiator.

## **KITCHEN DINING**

A upvc double glazed door, with side windows, out to the second 'side' balcony which again takes in all that you expect to see from a coastal property in St Ives.

It may be considered that the kitchen could do with a little updating. There is a range of matching base and wall units, integral fridge and freezer, Neff electric oven with 4 ring gas hob and extract over. Granite worktops with underhung stainless steel sink. Space and plumbing for a washing machine. Wall mounted cupboard housing Vaillant gas boiler. Further extractor. Smoke Detector. Downlighters. Engineered wood floor. Covered radiator.

## **BALCONIES**

Both balconies have recently been repainted/re-stained and offer a fantastic spot to take in the wonderful location.

## **BEDROOM 1 4.1m x 2.64m**

Upvc Double glazed window with low sill looking out to the balcony and Porthminster beach.

Walk-in wardrobe with hanging rail and shelves. Further built in wardrobes with concealed entrance to

## **ENSUITE SHOWER ROOM**

Fully tiled walls. Shower enclosure with mains powered drench head and hand held attachment, glass screen and sliding door. Pedestal wash hand basin. Close coupled WC. Extractor. Ceramic tiled floor. Shaver light and socket. Radiator.

## **BEDROOM 2 4.43m x 3.0m**

Upvc double glazed window out to the balcony, again with views.

Large built-in wardrobe with hanging rail and shelf. Radiator.

## **SHOWER/WETROOM**

Electric powered shower. Fully tiled walls. Wall hung wash hand basin. Close coupled WC. Shaver Light and socket. Altro floor. Extractor. Radiator.

## **PARKING**

There is secure lower ground floor parking under the main body of the building, accessed by stairs, the lift, pedestrian side gate or the Hormann electric panelled up and over garage door.

## **LOCATION**

Located adjacent to Porthminster Beach, just 50 metres away, with its **crescent-shaped beach, golden sand, clear blue waters, and sheltered location**. It's a popular spot for families with safe swimming conditions and stunning views of St. Ives Bay and Godrevy Lighthouse. The property is easily accessible with a relatively flat walk to the

town centre which boasts various amenities, including restaurants, cafes, bars, galleries and shops.

#### **AGENTS NOTE**

No onward chain

This property cannot be holiday let.

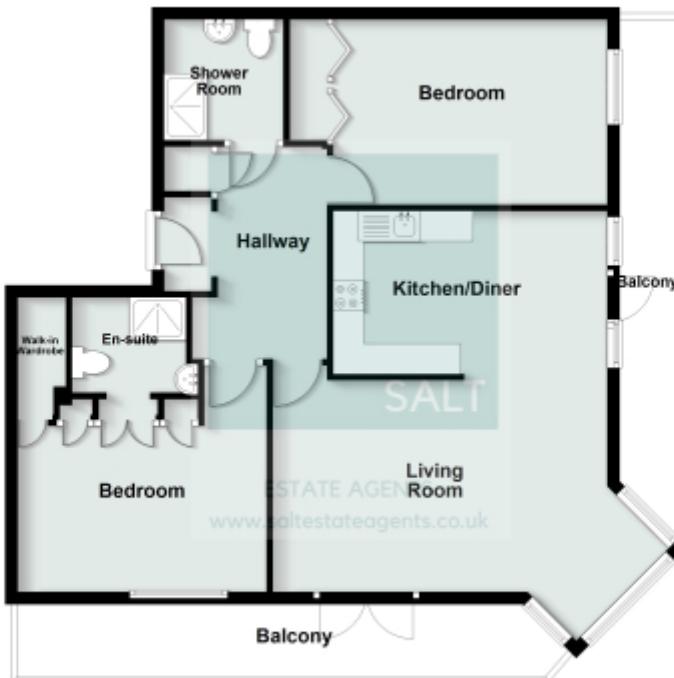
Annual Service Charge - Including Ground Rent £2700 per year.

#### **DETAILS DISCLAIMER**

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Salt Estate Agents have not tested any services, appliances, or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.



**Ground Floor**  
Approx. 80.8 sq. metres (869.5 sq. feet)



Total area: approx. 80.8 sq. metres (869.5 sq. feet)

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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