



97 Conway Road, Falmouth

Guide Price £330,000



Heather & Lay  
*The local property experts*

- Detached, extended 1970s bungalow
- Popular edge of town development
- Two bedrooms
- Separate sitting & dining rooms
- Conservatory
- Lovely landscaped garden - enclosed & South & West facing to rear
- Detached garage with remote door, off-road parking for 2/3 cars
- Owned & much loved by current owner from new in 1976!
- No onward chain

### THE PROPERTY

97 Conway Road was bought from new in 1976 by the present owner and has been a much enjoyed home. Advancing years means a move nearer family. Built on a generous corner plot, at a time of less intensive building than is usual today, this appealing bungalow sits in the loveliest of established colourful gardens, full of choice shrubs and plants. The property is comfortable, well-equipped and specified, having been expanded over the years to provide greater space and flexibility. There are two bedrooms and three areas of living space: a sitting room, dining room and a good-sized conservatory, plus a refitted shower room/WC. A gas boiler fuels radiator central heating and hot water supply and windows and doors are UPVC double glazed. A real treat at 97 is its enclosed and private rear garden which faces a perfect South and West. There is a greenhouse and three sheds here as well as access into the garage which has a remotely controlled entrance. In addition there is driveway and off-road parking for two/three cars. All in all, a perfect chance to secure a much loved and beautifully evolved bungalow in this super spot - highly recommended!



## THE LOCATION

Conway Road is part of a popular, well-conceived development located on the outskirts of Falmouth. It is a lovely spot, set close to Tregonigge woods and nature reserve where a streamside walk leads to Boslowick with its garage, shops, railway station and excellent 'early 'til late' Co-op. A nearby bus stop regularly runs into Falmouth town and to the seafront.

## ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

UPVC double glazed front door into..

### PORCH

Two shelves/seats. Light. Obscure UPVC double glazed door into..

### HALLWAY

Radiator. Access to loft. White panelled doors to two bedrooms, shower room and..

### SITTING ROOM 14' 3" x 11' 6" (4.34m x 3.51m)

Two UPVC double glazed windows looking to the front garden. Radiator. Pendant and wall lights. Central heating thermostatic and boiler controls. Door to..

### DINING ROOM 10' 0" x 9' 10" (3.05m x 3.00m)

Cupboard housing RCD and electric meter. Shelved recess. Radiator. Multipane door to kitchen. UPVC sliding patio doors to.....

### CONSERVATORY 12' 9" x 9' 8" (3.89m x 2.95m)

A lovely further living room. UPVC double glazed windows looking to the courtyard garden and a with monopitch polycarbonate roof. Wide French doors to outside.

### KITCHEN 9' 6" x 9' 4" (2.90m x 2.84m)

Two UPVC double glazed windows overlooking the rear garden with pleasant distant views to trees at Tregonigge woodland nature reserve. Fitted range of base and eye level cupboards and drawers with roll top work surface and inset stainless steel sink and drainer with mixer tap. Electric cooker with induction hob and grill with extraction hood over. Space for washing machine and fridge/freezer. Majority wall tiling. Obscure UPVC double glazed door to rear.





**BEDROOM ONE** 11' 5" x 8' 10" (3.48m x 2.69m)

First measurement to face of extensive built-in wardrobe and cupboard space with overbed lockers, bedside tables and chest of drawers. UPVC double glazed window to rear garden. Radiator.

**BEDROOM TWO** 7' 9" x 6' 10" (2.36m x 2.08m)

UPVC double glazed window to front. Built-in wardrobes, cupboards and drawers.

**SHOWER ROOM** 9' 8" x 7' 6" (2.95m x 2.29m)

Refitted with oversized tiled and boiler fed shower cubicle, button flush WC and hand basin with cupboards beneath. Medicine cabinet. Chrome heated towel radiator. Full ceramic wall tiling. Door to excellent shelved airing cupboard. Obscure UPVC double glazed window to rear.





## OUTSIDE

### FRONT

Number 97's garden is a treat; nurtured and planted by the current owners for about 50 years, full of colour and interest, wrapping around the front and side of the bungalow with areas of lawn, a path and gentle slate steps to the front door and a gate one side leading around to the rear. The garden is bordered by a richly stocked bed containing all sorts including azaleas, camellia, a palm, weigela and arum lilies. The side lawn leads around to the driveway, garage and parking space.

### REAR

The rear garden is a delight and perfectly orientated South and West to enjoy day long summer sunshine. All is enclosed and surprisingly private with lawn, timber fence and healthy climbers including roses and clematis and borders of azaleas and camellias. A canopy provides partial cover for the terrace. There are three timber sheds, one, 7' x 5' (2.13m x 1.52m), another 6' x 4' (1.83m x 1.22m) and the third 5' x 3' (1.52m x 0.91m). There is also an aluminium greenhouse 8' x 6' (2.44m x 1.83m) on a solid base. The side courtyard garden is a sheltered treat with a high wall adorned with fragrant clematis, jasmine and several roses. Paved patio areas and raised borders. Access to conservatory. Water butts. Outside tap and lights.

**GARAGE** 15' 8" x 8' 4" (4.78m x 2.54m) Side door into the garden and an electronic remotely controlled front door. Power and light.

**DRIVEWAY** in front and hardstanding beside to park two/three cars.

Council Tax band: C

Tenure: Freehold

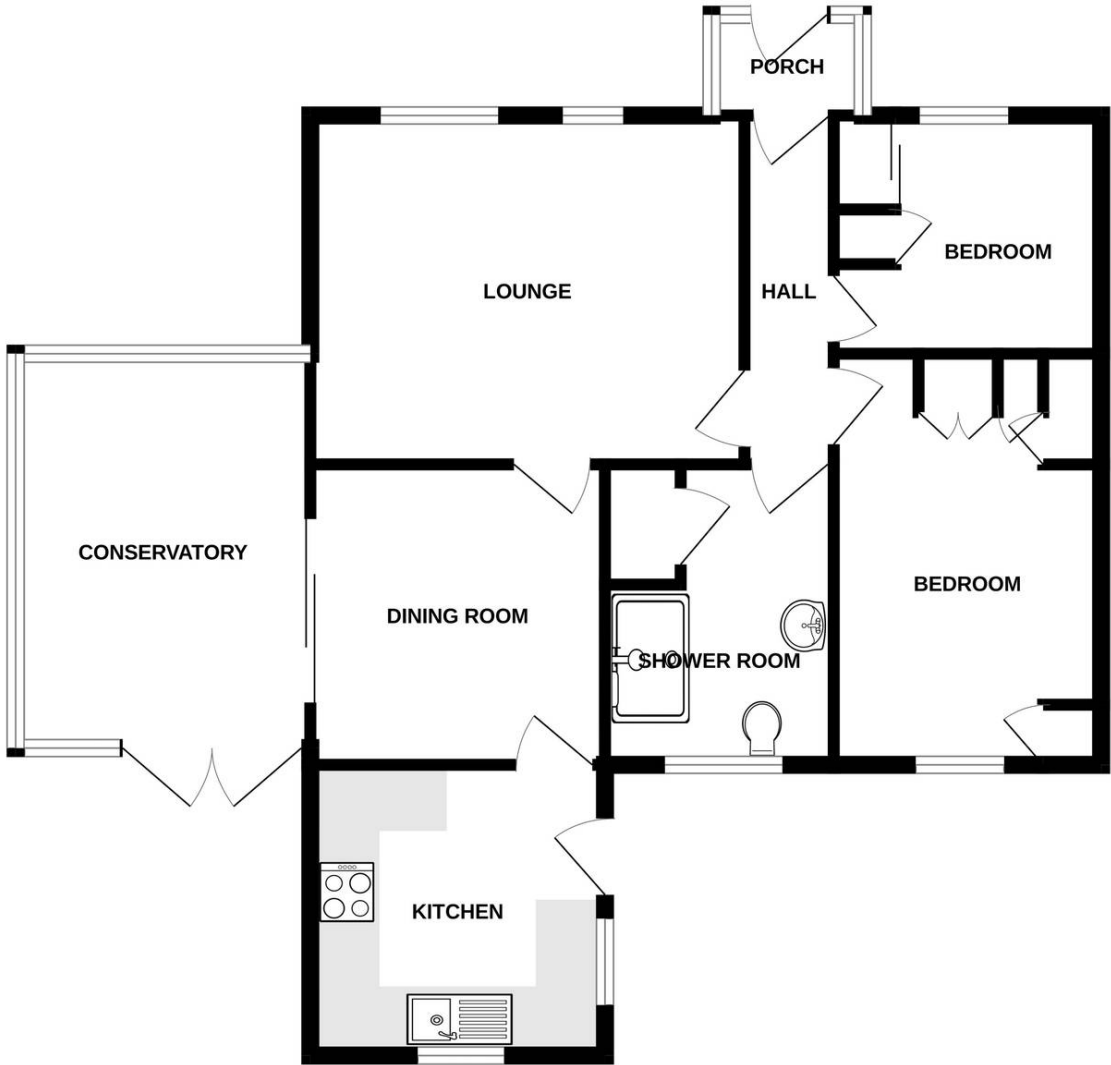
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

**SERVICES:** Mains electricity, gas, water & drainage



GROUND FLOOR  
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 sq.m.) approx.

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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