



## 5 Parc Peneglos, Mylor Bridge

Guide Price £540,000



Heather & Lay  
*The local property experts*



5 PARC PENEGLOS

Mylor Bridge, Falmouth

- Stylish, individual & expanded bungalow built in 1971
- Much sought-after creekside village & community
- 3 Bedrooms, 2 with en suite shower rooms
- 21' x 16' sitting room
- Modern kitchen & separate apex ceiling dining room
- Bright, well-equipped & presented accommodation
- Landscaped corner plot garden
- Detached garage & driveway parking space

#### THE PROPERTY

Built in the early 1970s on a generous corner plot, this detached bungalow has been expanded and evolved beautifully over the years to create an individual, spacious and very comfortable home. There are stand out features such as a super, bright large (21' x 16') sitting room with wood burning stove and twin sliding patio doors out on to the terrace and garden. The contemporary white gloss kitchen flows open plan into a separate beamed and apex ceiling dining room and out to the enclosed, sheltered rear courtyard garden where there is a studio. Unusual to have two bedrooms with en suite shower rooms, in addition to the 'family' bath/shower room. all is beautifully presented and well-equipped, with large UPVC double glazed windows flooding light throughout. The landscaped garden is established with areas of paved terrace and timber decking as well as thoughtful planting of fine small trees and shrubs. The brick paved driveway has been laid in recent years and accommodates two large vehicles side by side, leading to a generous single size detached garage. This fine detached bungalow is well above the norm, providing space and comfort and a good spot within this lovely creekside community.



## THE LOCATION

Parc Peneglos is a popular Close of bungalows, a few minutes walk from the village centre and just a few minutes more to reach Mylor Quay and Creek. Number 5 Parc Peneglos lies in a generous corner plot and landscaped garden with specimen small trees and shrubs and several terraces on which to relax and entertain. Mylor has an active, friendly community and excellent facilities that include the Lemon Arms Pub, a well-stocked village store, a highly regarded primary school, pre-school and playgroups. There are Doctor and Dentist surgeries, a Post Office and Newsagent, a recently opened Deli and Coffee Shop, Hairdressers, award winning Butcher's shop plus a Fishmonger. The Village Hall has an extensive programme that includes exhibitions, a history group, keep-fit classes and monthly cinema showings. There are also several local clubs, tennis courts, a bowling green, playing fields, plus a regular bus service running to Falmouth and Truro. Small wonder that the Sunday Times has named Mylor Bridge as 'One of the Best Places to Live' and that it is one of the most desirable villages around. The village is located approximately 4 miles from the harbour town of Falmouth and 8 miles from the Cathedral City of Truro, both of which have goodschools, excellent shops, business and recreational facilities. Mylor Creek is a tributary of the River Fal, leading into the Carrick Roads with access to some of the best day sailing waters in the country. There are a number of yacht clubs nearby including those at Restronguet, Mylor, Flushing and several in Falmouth. Mylor Harbour, just a short distance away, has remarkable facilities including a Marina with pontoon and swinging moorings, chandlers, marine services plus restaurants and a general store/café.



## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Wide reinforced solid oak front door and fixed double glazed side panes into..

### HALLWAY

Matwell. Ceiling spotlights. Vertical radiator. Oak and glazed doors to sitting room and kitchen, through to dining room. Three cupboards, one oak doored, deep with shelf, hanging rail and central heating and hot water controls. Access to loft. Solid oak doors to three bedrooms and bathroom.

### SITTING ROOM

21' 6" x 16' 0" (6.55m x 4.88m)

Large and light, dual aspect room with pictured window and two sets of sliding UPVC double glazed patio doors, leading onto the terrace and garden. Quality multifuel stove on a slate hearth. Two radiators. Spotlit ceiling. central heating thermostatic control.

### KITCHEN/DINING ROOM

Open plan with wide square arch defining the two areas.

### KITCHEN

11' 0" x 7' 6" (3.35m x 2.29m)

Gloss white range of flush fronted units at base and eye level with glazed cabinets. Polished granite work tops, inset one and a half bowl sink and drainer with mixer tap. Built-in 'NEFF' oven and grill with touch control hob and curve glazed extraction hood. Under pelmet and spotlights. Space for fridge/freezer. Integrated slimline dishwasher. Opening into...

### DINING ROOM

9' 8" x 9' 8" (2.95m x 2.95m)

With beamed apex ceiling and solid oak flooring. Triple aspect with sliding UPVC double glazed patio doors to the rear porch and sheltered courtyard garden. UPVC double glazed door to the garage and driveway, and double glazed windows to rear. Two Velux roof windows. Radiator and electric heater.







### REAR PORCH

9' 3" x 3' 10" (2.82m x 1.17m)

A recent, useful addition; UPVC double glazed with monopitch roof and sliding UPVC double glazed patio doors to outside.

### BEDROOM ONE

13' 3" x 10' 4" (4.04m x 3.15m)

UPVC double glazed window to front. Radiator. Door to...

### EN SUITE SHOWER ROOM

7' 8" x 6' 2" (2.34m x 1.88m)

Floor tiled, refitted in white, comprising a walk-in corner, boiler fed shower cubicle, button flush WC and hand basin. Obscure UPVC double glazed window to side. Radiator. Heated towel radiator. Spotlit ceiling. Extractor. Door to...

### UTILITY CUPBOARD

Power and light. Space for washing machine and tumble dryer above.

### BEDROOM TWO

11' 0" x 9' 5" (3.35m x 2.87m)

UPVC double glazed window. Radiator. Door to...

### EN SUITE SHOWER ROOM

7' 8" x 6' 3" (2.34m x 1.91m)

Obscure UPVC double glazed window to rear. Button flush WC, circular porcelain sink and walk-in boiler fed, shower cubicle. Radiator. Heated towel radiator. Spotlit ceiling.

### BEDROOM THREE

10' 5" x 7' 0" (3.18m x 2.13m)

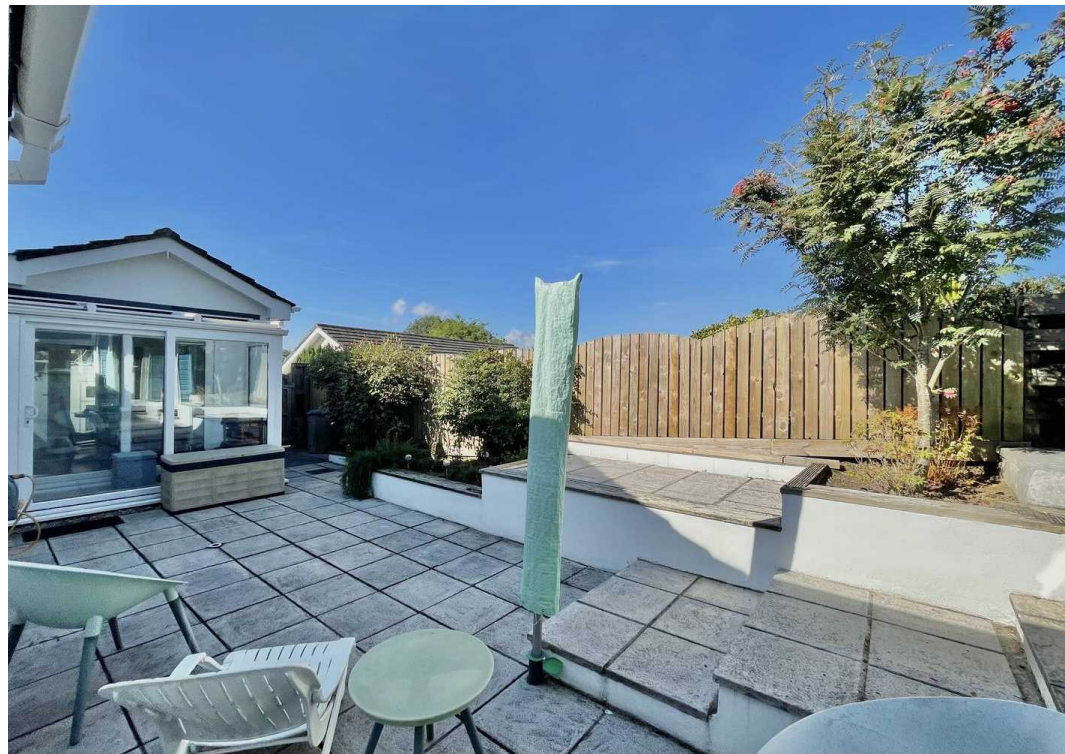
UPVC double glazed window to front. Radiator.

### BATH/SHOWER ROOM

8' 0" x 5' 5" (2.44m x 1.65m)

Obscure UPVC double glazed window to rear. White suite comprising metal panel bath, dual flush WC and circular hand basin. Shelf. Walk-in boiler fed, shower cubicle. Chrome heated towel radiator. Partial wall tiling.









## **OUTSIDE**

### **FRONT**

The garden here is thoughtfully landscaped and richly planted, full of choice small trees, shrubs and plants with area of lawn, paved and timber decked terracing. 19' (5.79m) wide access from the Close onto a paved driveway to accommodate two large vehicles side by side. The owners have their 20' motor home and family car comfortably parked here, for example. Paved pathways lead to the garage and kitchen entrance and to the front terrace and garden. A fine real stone raised terrace beside the drive, catches sun for much of the day.

### **GARAGE**

19' x 11' 5" (5.79m x 3.48m) Good single size. Remotely controlled roller door. Obscure UPVC double glazed door to side and window to end. Separate power circuit. Power and light. Belfast sink.



## REAR

Behind the garage, a path with gate into the...

**REAR COURTYARD GARDEN** A super, enclosed and private space with low maintenance paved base and access from the dining room and kitchen. Great for children and pets perhaps and a lovely sheltered space on which to relax and entertain. Door to...

**BOILER CUPBOARD** Housing the 'Fire Bird' oil-fired boiler and pressurised hot water system.

**STUDIO** 11' x 7' 6" (3.35m x 2.29m) Timber, lined inside with UPVC double glazed door and opening windows. Power and light.

Two sets of sliding patio doors from the sitting room, onto a...

**TERRACE** 21' 1" x 11' (6.43m x 3.35m) Timber decked and with a glass protective screen.

The main garden is enclosed and mostly lawned with posts and a gate to the front with path to the door. There are some fine camellias, a superb copper maple, acacia, bay, rhododendron and bottlebrush to name a few.

**TIMBER SHED** 7' x 5' (2.13m x 1.52m).

**BLOCK BUILT SHED** housing the 1000 litre 'Titan' oil tank. Gate to the rear courtyard garden. Outside tap, power points and water butts.

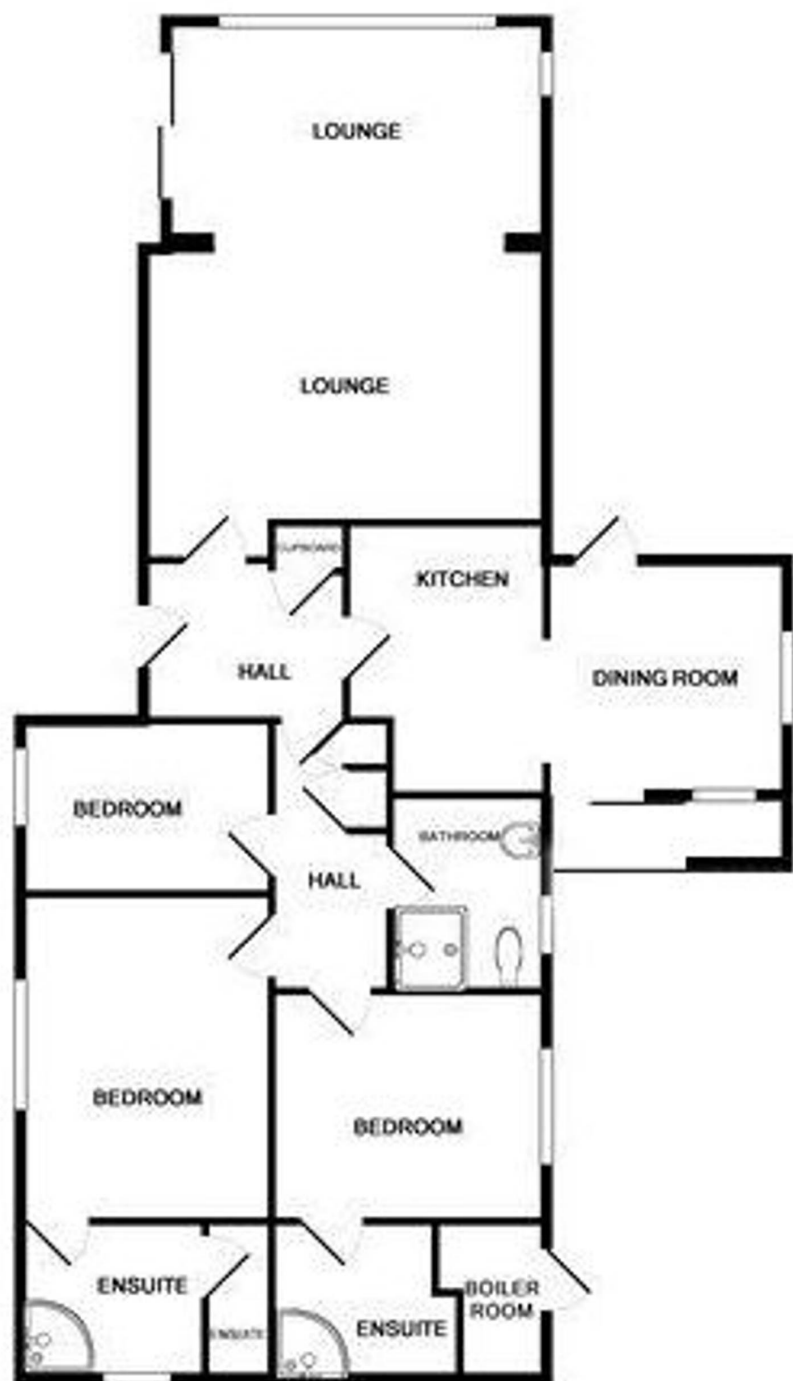
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

**SERVICES** Mains electricity, water & drainage. Oil-fired central heating





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