



76 Conway Road, Falmouth

Guide Price £340,000



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The local property experts

- Extended, detached 1970s bungalow
- Popular edge of town development
- Beautifully presented two bedroom accommodation
- Stylish 2021 kitchen with appliances
- 20' Conservatory (lounge/dining room)
- Lovely landscaped and enclosed garden
- No onward chain
- Detached garage with remote opening. Two car driveway

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

THE PROPERTY

76 Conway Road was built in the 1970's and has been loved in by its current owner since 1980. It has been a much loved home but with advancing years, an exciting opportunity has been taken to move nearer to more family. Built on a generous plot, at a time of less intensive building than is usual today, this appealing bungalow is tucked into a favoured corner position with a delightful enclosed and considerably landscaped garden behind. The property is comfortable, well-equipped and specified, having been expanded over the years with the addition of a fantastic 20' rear conservatory which is effectively a large loving and dining room. There are two bedrooms, a sitting room and a kitchen refitted in 2021 in stylish gloss grey and with integrated appliances. Windows re UPVC double glazed, a gas boiler fuels radiator central heating and hot water supply and there is a superb refitted shower room/WC. The driveway parks two cars in tandem and leads to a detached garage with a remotely controlled entrance. 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 Tregoniggle 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. 76 enjoys a particularly nice spot within Conway Road, tucked away into a corner with driveway to park two cars, leading to its garage and with lovely garden behind.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Partially obscured UPVC double glazed door into....

HALLWAY

Pine panelled doors to two bedrooms, shower room/Wc and sitting room. Access to loft space via retractable loft ladder, housing the gas fired boiler fuelling radiator central heating and hot water supply. Power points. Radiator.

SITTING ROOM

14' 2" x 11' 6" (4.32m x 3.51m)

Two UPVC double glazed windows with a pleasing open view towards Tregoniggle woods and Nature Reserve. Radiator.

'Wooden' laminate flooring. TV and telephone points. Pine panelled door to...

KITCHEN

9' 10" x 9' 6" (3.00m x 2.90m)

A stylish, contemporary kitchen installed in 2021. Gloss light grey flush fronted range of base and eye level cupboards and drawers with complimentary worktops and inset 'Franke' stainless steel sink and drainer with mixer tap. Ceramic wall tiling. Built-in chest height 'Zanussi' oven and grill, 'Zanussi' microwave oven, electric induction hob and stainless steel extractor hood. Integrated fridge and freezer. Space and plumbing for washing machine. Worktop peninsula. Cupboard housing electric meter and tripping switches. Ceiling spotlights. Radiator. UPVC double glazed window to rear. Obscure UPVC double glazed door to...







CONSERVATORY (LIVING & DINING ROOM)

20' 4" x 8' 10" (6.20m x 2.69m)

A superb addition with base block wall and extensive UPVC double glazed windows above, many of which can be opened, overlooking the rear garden. Monopitch polycarbonate roof. UPVC double glazed door to rear. Wall lights. Power points. Radiator.

BEDROOM ONE

13' 5" x 9' 0" (4.09m x 2.74m)

UPVC double glazed window through the conservatory to rear. Extensive built-in wardrobe and cupboard space with overbed lockers, bedside cabinets and chest of drawers. Radiator.

BEDROOM TWO

8' 10" x 7' 10" (2.69m x 2.39m)

UPVC double glazed window to front. Radiator.

SHOWER ROOM/WC

9' 9" x 7' 4" (2.97m x 2.24m)

Quality refitted ceramic wall tiled room with obscure UPVC double glazed window to rear. Oversized boiler fed shower cubicle, dual flush WC and hand basin with cupboard beneath. Shaver point and light. Large built-in shelved cupboard. Radiator.





OUTSIDE

FRONT

Number 76 is tucked nicely back and into the corner of Conway Road with a driveway to park two cars in tandem, leading to the garage. Area of lawn with shrub and plant borders. Steps with rail and canopy to front door. Beside the garage is a path for step free access around to the rear, area of flint chipped garden. Camellia and shrub borders with gate to rear garden.

REAR

Designed for maximum enjoyment with minimal maintenance. Measuring a healthy 36' x 30' (10.97m x 9.14m), relatively level and very gently terraced having been beautifully landscaped. Block wall enclosed for shelter and security with a paved terrace from the conservatory and another particularly sheltered one, tucked in beside. Flint chipped terraces with weed inhibiting membrane and stepping stones. Established beds and borders with shrubs including several azalea, pierus, skimmia, hydrangea, roses and an arum lily. Pathway to top terrace with artificial lawn. TIMBER POTTING/GARDEN SHED 8' x 6' (2.44m x 1.83m) Pent roof. Shelf. Window to garden. Outside tap and water butt.

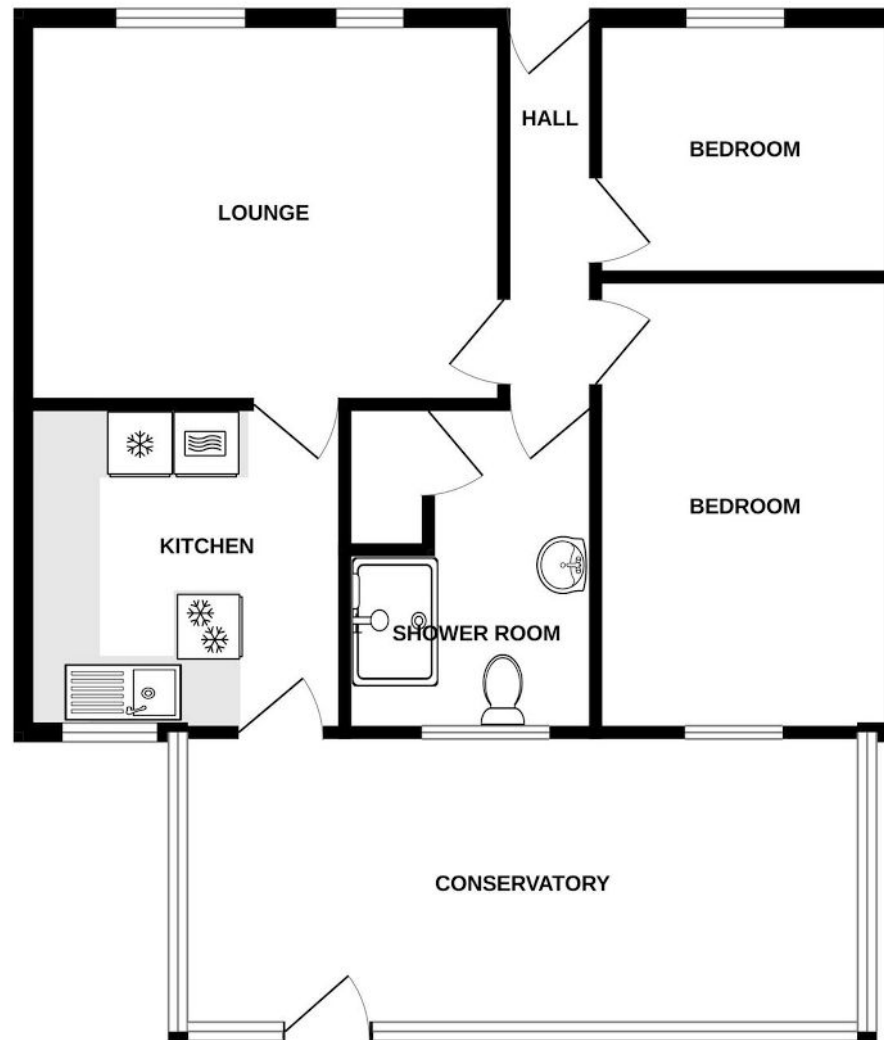
GARAGE

Single Garage

16' 8" x 8' 4" (5.08m x 2.54m) Pathway and electric remotely controlled door and side pedestrian UPVC double glazed door. Power and light.



GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



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TOTAL FLOOR AREA : 726 sq.ft. (67.5 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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