



## Carnside Trelawney Road, Ponsanooth

Guide Price £365,000



Heather & Lay  
*The local property experts*



- Detached bungalow
- Three double bedrooms, master en suite
- Three reception rooms
- Modern & practical kitchen
- Large gardens
- Garage & parking

### **THE PROPERTY**

Thought to have been built in the late 1960's this detached bungalow has been hugely extended over the years and now offers flexible accommodation with three double bedrooms and the master having the benefit of en-suite facilities. With three reception rooms, modern kitchen and far reaching views plus large wrap-around gardens, garage and off-road parking there is so much on offer and internal viewing is highly recommended!

### **THE LOCATION**

Ponsanooth - meaning 'bridge at the stream', is a popular village and UNESCO world heritage site, with an active community and good facilities including a highly regarded primary school, a wonderful village store and post office, a community centre, church and a pub. Ponsanooth is ideally positioned between Falmouth and Truro, perfect for accessing, shops, services, seaside and beaches. It is also just three miles to Falmouth University's main campus at Penryn. The picturesque river Kennall runs nearby; in the 19th century the Kennall Vale gunpowder factory opened here, the historical buildings can still be seen among waterfalls in the beautiful Kennall Vale nature reserve.











## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

From the parking area you enter the property from the rear and into the....

### VESTIBULE

Coat and storage area leading into the.....

### KITCHEN

Modern and practical with extensive range of eye and base units on three sides with built-in appliances that include gas hob with extractor over, high level electric oven and grill, washing machine, dishwasher, fridge and freezer. Tiled splashback. Windows to the front and side. Radiator. Laminate floor.

### DINING ROOM

Continuation of the laminate floor. Windows to the front and side allowing a good degree of natural light. Fireplace and radiator.

Archway through to the.....

### SITTING ROOM

Continuation of the laminate floor. Window to front. Radiator. Sliding patio door into the.....

### CONSERVATORY

Fully glazed with a third height base wall. Door out into the garden.







### **INNER HALLWAY**

Access to three bedrooms and shower room. Loft hatch. Large cupboard housing gas central heating boiler fuelling radiator central heating and hot water supply.

### **BEDROOM ONE**

Large room with picture window to the rear with nice views overlooking the garden. Radiator.

Door to...

### **EN SUITE**

White three piece suite comprising 'P' shaped shower end bath with glass screen and shower over, hand wash basin on vanity unit and WC. Window. Tiled wet areas.

### **BEDROOM TWO**

Window to rear. Radiator.

### **BEDROOM THREE**

Window to side. Radiator.

### **SHOWER ROOM**

White suite comprising, shower cubicle with sliding doors, WC and hand wash basin on vanity unit. High level window.







### **GARDEN**

Extensive gardens which are mainly laid to lawn with high hedges and a treescape. Pleasant far reaching views out to the countryside.

### **SINGLE GARAGE**

Single in size with electric up and over metal door. Power and light.

### **DRIVEWAY PARKING**

Driveway parking in front of garage.

Council Tax band: D

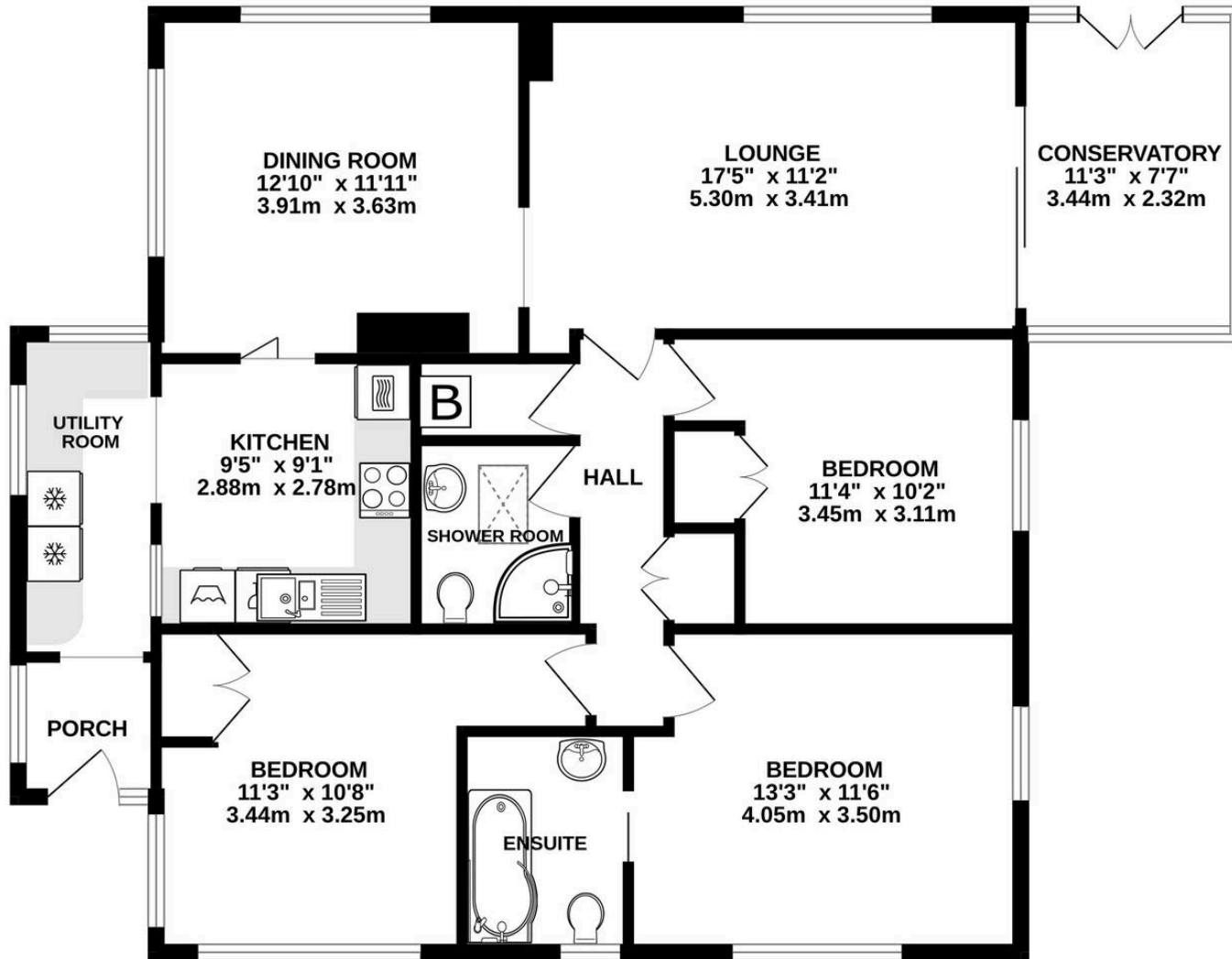
Tenure: Freehold

EPC Energy Efficiency Rating: D

**SERVICES:** Mains electricity, gas, water and drainage.



GROUND FLOOR  
1149 sq.ft. (106.8 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.8 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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