



- Detached 3 Bedroom House
- 2 Bedroom Chalet in Rear Garden
- Level walk to the beach
- Light and Airy Modern Property

St Vincent , Sunnyvale Road, Portreath, Redruth, TR16 4NE

Guide Price £525,000

Located within the desirable village of Portreath being on the North coast is this Detached 3 bedroom modern home having the added benefit of a 2 Bedroom Chalet in the rear garden. The property itself is light and airy throughout with an open plan kitchen/ dining room leading to the generous size living room having a wood burner plus patio doors opening into the garden. On the first floor there are the 3 bedrooms with the Master Bedroom benefitting from an en-suite shower room plus the family bathroom. To the front of the property there is ample driveway parking leading to the garage which is longer than the average garage. The rear garden is attractive



Property Description

DESCRIPTION

Located within the desirable village of Portreath being on the North coast is this Detached 3 bedroom modern home having the added benefit of a 2 Bedroom Chalet in the rear garden. The property itself is light and airy throughout with an open plan kitchen/dining room leading to the generous size living room having a wood burner plus patio doors opening into the garden. On the first floor there are the 3 bedrooms with the Master Bedroom benefitting from an en-suite shower room plus the family bathroom. To the front of the property there is ample driveway parking leading to the garage which is longer than the average garage. The rear garden is attractive with a variety of flowers and shrub borders having a large patio area plus a raised decked area ideal for sun worshipping. The 2 Bedroom Chalet is located to the rear of the garden having an open plan living/kitchen/dining area plus shower room. There is also a large outbuilding which can be found next to the Chalet which is currently being used as storage, benefitting from having a workshop bench, power and light.

LOCATION

The property can be found within a short level walk from the heart of the village. The beach is easily accessible and also provides access to the harbour and local facilities situated at the heart of the village which include a range of local shops including mini supermarket, bakery, along with public houses, cafes and restaurants. Portreath has a popular primary school and main line rail links are available at Redruth and Camborne, approximately 3 miles distant. The cathedral city of Truro is some 12 miles distant and provides the retail, recreational and educational centre for Cornwall

ENTRANCE PORCH

Front entrance door opens into the porch with double glazed window to the side elevation. Door to WC. Door opens to open plan kitchen/dining room.

WC

Obscure double glazed window to the side elevation. White low level W.C. Corner wash hand basin with tap over. Part





tilled walling.

KITCHEN/DINING ROOM

21' 0" x 13' 9" (6.42m x 4.20m) Kitchen Area

Fitted with a range of wall and base units incorporating one and a half bowl sink and drainer unit with complimentary work tops. Integrated washing machine, dishwasher and microwave. Four ring electric hob with glass splash back and extractor fan over, built in oven. Double glazed glass door opening into the garden, double glazed window to the rear.

Dining Area

Double glazed window to the front elevation. Electric radiator. Stairs rise to the first floor accommodation. Glass panel door leads to the living room.



LIVING ROOM

17' 4" x 14' 6" (5.30m x 4.44m) Double glazed patio doors open into the rear garden. Feature log burner plus electric radiator.

LANDING

MASTER BEDROOM

15' 6" x 14' 6" (4.73m x 4.44m) Double glazed windows to the side and rear elevations. Built in wardrobes to one side of the bedroom giving ample storage space.



ENSUITE

Obscure double glazed window to the rear elevation. Low level W.C. Pedestal wash hand basin with taps over. Shower cubicle with wall mounted shower and tiled walling. Extractor fan.

BEDROOM

9' 4" x 6' 9" (2.86m x 2.06m) Double glazed window to the front elevation, built in double wardrobe, electric radiator.

BEDROOM



10' 0" x 9' 2" (3.05m x 2.81m) Double glazed window to the front and side elevations, built in double wardrobe. Electric radiator.

BATHROOM

Obscure double glazed window to the rear elevation. Fitted with a white suite comprising of a spa bath with shower attachment, separate shower cubicle with wall mounted shower. Wash hand basin with mixer tap over set in worktop with cupboard under. Low level W.C. Two wall mounted towel rails.

OUTSIDE

To the front of the property there is ample driveway parking with double gates leading to the garage. Another gate leads to the front entrance.

The enclosed rear garden is of a generous size being laid to lawn with a good size patio accessed from the living room. There is also a raised decked area which provides seating with an attractive flower and shrub borders. To one side of the garden there is a good size decked area which is covered leading to the rear of the garage. At the rear of the garden there is a large outbuilding shed plus the 2 bedroom Chalet.

CHALET



KITCHEN/DINING/LIVING ROOM

13' 11" x 11' 5" (4.25m x 3.49m)

BEDROOM

12' 5" x 6' 6" (3.79m x 1.99m)

BEDROOM

8' 2" x 6' 5" (2.50m x 1.98m)

SHOWER ROOM

6' 5" x 5' 1" (1.98m x 1.56m)

GARAGE

29' 3" x 9' 9" (8.94m x 2.98m) Having an up and over door with power and light. Double doors to the rear open up into the garden.

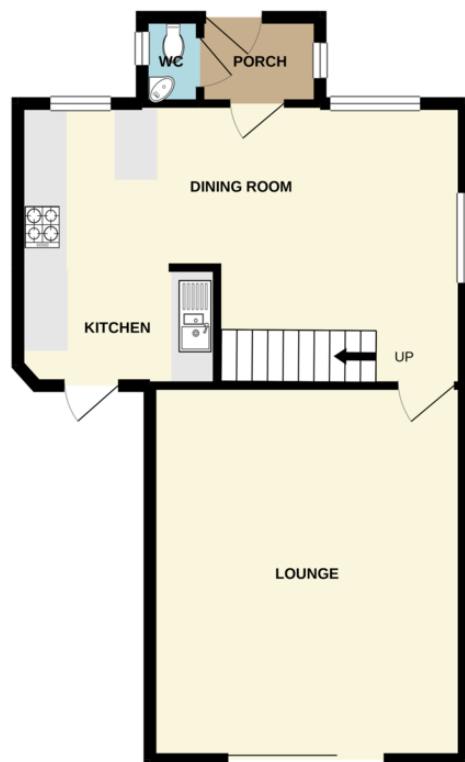
OUTBUILDING

20' 2" x 9' 0" (6.15m x 2.76m) Supplied with power and light and fitted with a workshop bench. Space for tumble dryer.

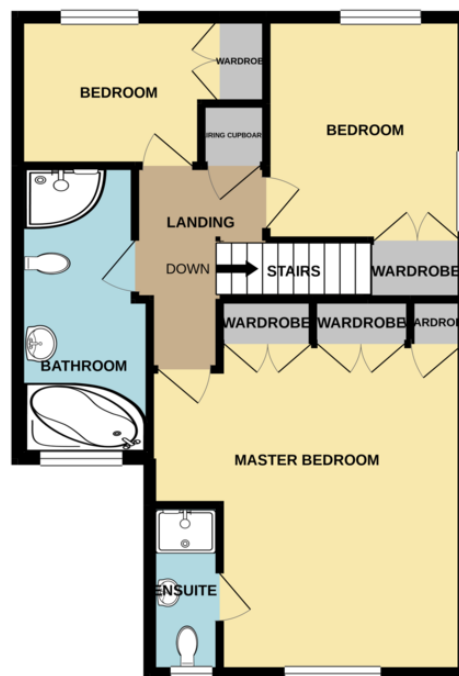
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GROUND FLOOR



1ST FLOOR



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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Age Range	Energy Rating	Estimated Energy Cost per Year	Estimated Energy Cost per Year
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	54 E	
21-38	F		

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