



Lanyon Road, Playing Place, Truro

Guide Price £410,000

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Lanyon Road, Playing Place, Truro

A viewing is strongly recommended on this immaculately presented bungalow which initially was a 3 bed but converted to generous sized 2 bedroom bungalow. Offered onto the market with no onward chain. The property also benefits from an updated kitchen with appliances, generous sized lounge with doors out to the decked area to the side, beautifully presented shower room, main bedroom with built in wardrobes, double glazing, garage with electric door and off road parking, manicured gardens with seating and decked areas and generous sized home office. Modern electric heating although we understand there is gas in the road of Lanyon Road.





Location

Playing Place is a popular village location just 2 miles from Truro with its own local shop, regular bus service and community centre, along with the popular Punch Bowl and Ladle public house/restaurant situated at nearby Penelewey. Very well situated for the world renowned sailing waters of the Carrick Roads, the harbour town of Falmouth is approximately 7 miles distant, whilst the cathedral city of Truro offers an extensive range of educational, retail, recreational facilities and mainline rail link to London Paddington and the north.

Description

This immaculate detached bungalow offers spacious accommodation throughout. The bungalow was formerly three bedrooms, but has been converted to create a generous master bedroom with built in wardrobes and views across the rear garden and a second double bedroom. The spacious dual aspect living room has a feature fireplace and doors opening onto the decking area. The hallway has three most useful storage cupboards, The modern fitted kitchen/diner has a range of white fronted base and wall units, worktop incorporating electric hob with hood above, electric oven and plumbing for a dishwasher. The shower room has a modern suite with sink unit, low level w/c and shower cubicle and tiled splash





Entrance Hallway

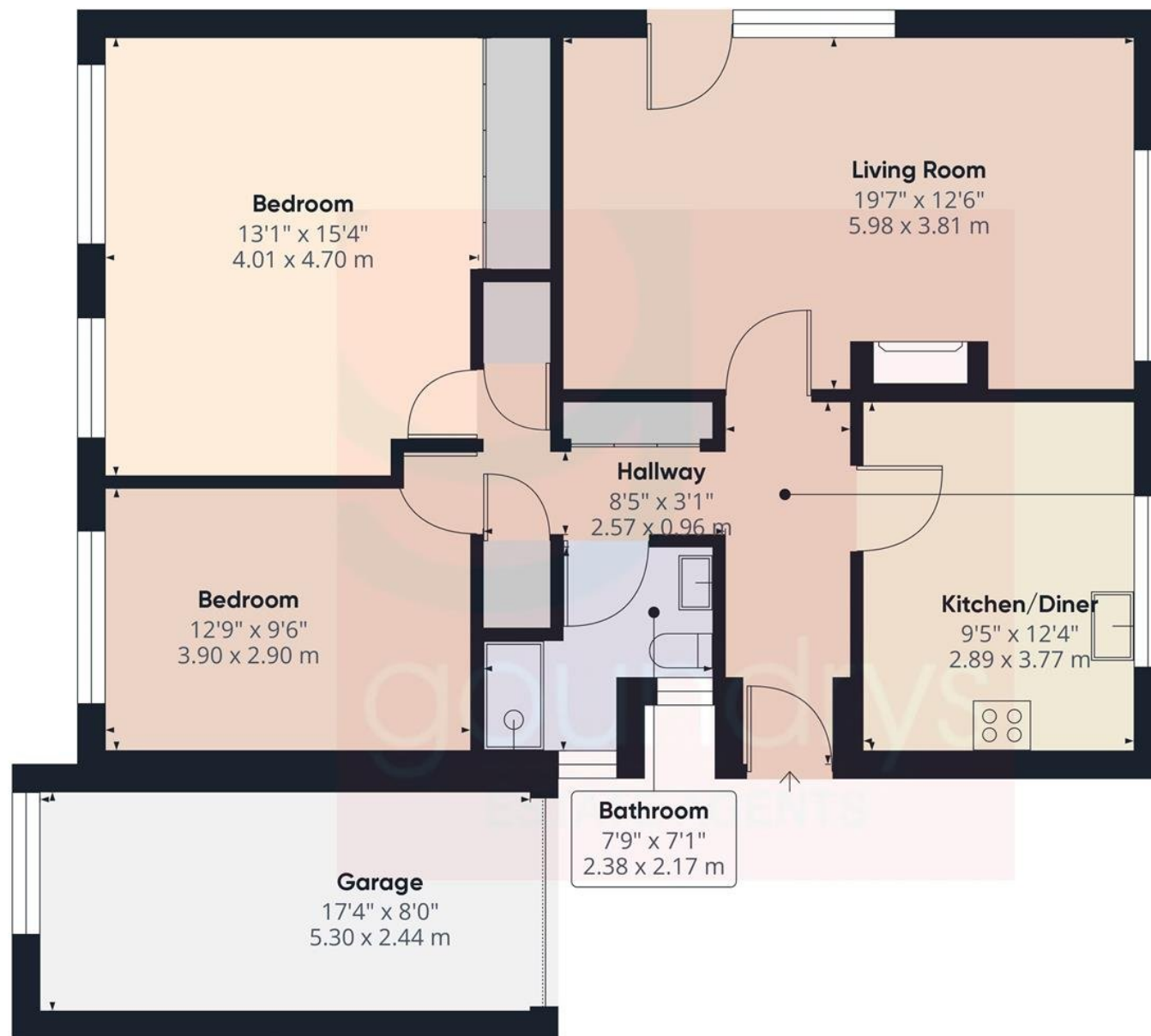
Living Room

5.98 x 3.81

Kitchen/Diner

2.89 x 3.77





Hallway
4'5" x 12'10"
1.37 x 3.92 m

Bathroom
7'9" x 7'1"
2.38 x 2.17 m

Approximate total area⁽¹⁾
993.03 ft²
92.26 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor Building 1

TRURO

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