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**Trewirgie Hill,
Redruth**

**£400,000
Freehold**





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Property Introduction

Ideal for family occupation, this non-estate detached bungalow is within a short walk of local schooling and the town centre. The property benefits from three bedrooms, there is a lounge which overlooks the front garden and gives access to a conservatory to the side and the kitchen/dining room which is well proportioned features a 'Belling' range style cooker. The family bathroom has a separate shower enclosure and hit and miss stairs lead to the converted attic where there is a room being used as an occasional bedroom and a bathroom. Heating is provided by a gas boiler supplying radiators and there is double glazing. Mature hedging screens the front garden from the road, there is ample parking and turning and to the rear is a generous levelled garden with an extensive decked patio which offers a high level of privacy. The detached garage has a utility to the side which features a bath and WC, subject to planning this may be suitable as the basis for a conversion to an annexe. Planning has been granted to extend the bungalow to one side, thus creating a larger kitchen/dining room and a snug where the conservatory is, full details will be found on the Cornwall Council Planning Portal ref PA22/10774. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Situated on the Falmouth side of the town and conveniently located for country walks along the mineral tramway footpath and cycle way, the town is within walking distance. Redruth is ideally located for access to the A30, there is a mainline Railway Station with direct links to London Paddington and the north of England and schooling for all ages is available walking distance. Redruth offers a mix of local and national shopping outlets together with banks and a Post Office and it is home to Kresen Kernow which houses the largest collection of Cornish archive material and is a mecca for those researching their family history. The north coast at Portreath, which is noted for its sandy beach and active harbour is nearby and Falmouth which is on the south coast is within an easy commute as is the centre of Truro, which is the main administrative and shopping centre for Cornwall.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE HALL

Parquet style floor, recessed cupboard housing 'Worcester' combination gas boiler and a radiator. Hit and miss stairs lead to first floor attic rooms. Vertical panelled doors open off to:-

LOUNGE 15' 6" x 12' 10" (4.72m x 3.91m)

uPVC double glazed window to the front. uPVC double glazed door and two windows opening to the conservatory. Parquet style flooring, two radiators and coved ceiling.

KITCHEN/DINER 18' 2" x 11' 11" (5.53m x 3.63m)

Two uPVC double glazed windows to the rear and a uPVC double glazed door to the rear. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces arranged to form a partial room divider. Focusing on a 'Belling' range style cooker with seven ring gas hob under the stainless steel cooker hood over, inset stainless steel one and a half bowl sink unit with mixer tap and integrated dishwasher. Laminate flooring, inset spotlighting and coved ceiling. Radiator. Glazed door through to the lounge.

BEDROOM ONE 11' 11" x 10' 4" (3.63m x 3.15m)

uPVC double glazed window to the front. Coved ceiling and radiator.

BEDROOM TWO 10' 4" x 7' 0" (3.15m x 2.13m)

uPVC double glazed window to the side. Coved ceiling and radiator.

BEDROOM THREE 10' 11" x 9' 11" (3.32m x 3.02m)

uPVC double glazed window to the rear. Coved ceiling and radiator.

BATHROOM

Two uPVC double glazed windows to the rear. Restyled with a corner bath, close coupled WC, pedestal wash hand basin and quadrant shower enclosure with plumbed shower incorporating shower boarding. Ceramic tiled splashbacks and ceramic tiled floor. Towel radiator, inset spotlighting and coved ceiling.

CONSERVATORY 12' 11" x 11' 5" (3.93m x 3.48m)

Enjoying a triple aspect with uPVC double glazed windows and a radiator.

ATTIC

With a landing having doors opening off to:-

ROOF ROOM 10' 3" x 9' 11" (3.12m x 3.02m) restricted head height

Double glazed 'Velux' to the side, access to loft storage space and radiator. The room has restricted head height and has been used as an occasional bedroom.

BATHROOM

uPVC double glazed window to the side. Fitted with a close coupled WC, pedestal wash hand basin and corner bath. Ceramic tiled splashbacks, radiator.

OUTSIDE FRONT

To the front the property is enclosed by mature hedging and the garden is laid largely to lawn with mature shrubs. There is a tarmac driveway giving additional parking and turning for several vehicles. External water supply. Pedestrian access leads to either side of the bungalow.

REAR GARDEN

The rear garden is enclosed, largely lawned and there is an extensive decked seating area which is ideal for outside entertaining. External water supply.

GARAGE 17' 10" x 8' 11" (5.43m x 2.72m)

Up and over door to the front and having power and light connected. To the side of the garage there is a:-

UTILITY 15' 6" x 7' 4" (4.72m x 2.23m)

uPVC double glazed window to the side and uPVC double glazed door opening to the rear. Fitted with a close coupled WC, panelled bath with 'Triton' electric shower over and with a range of working surfaces with space and plumbing beneath for an automatic washing machine and tumble dryer. Ceramic tiled floor and radiator.

AGENT'S NOTE

The property is band 'D' for Council Tax and it should also be noted that there is positive pressure ventilation and air purification system installed in the bungalow.

SERVICES

The property benefits from mains water, mains drainage, mains electric and mains gas.

DIRECTIONS

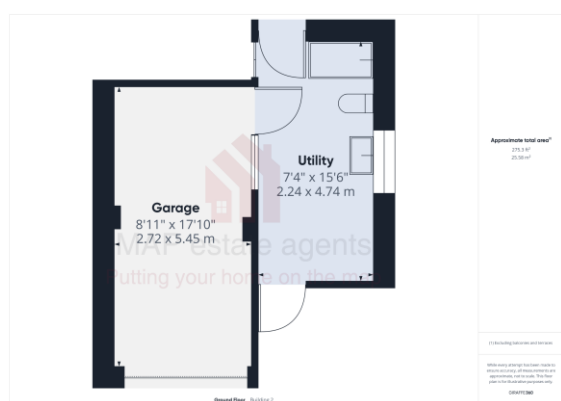
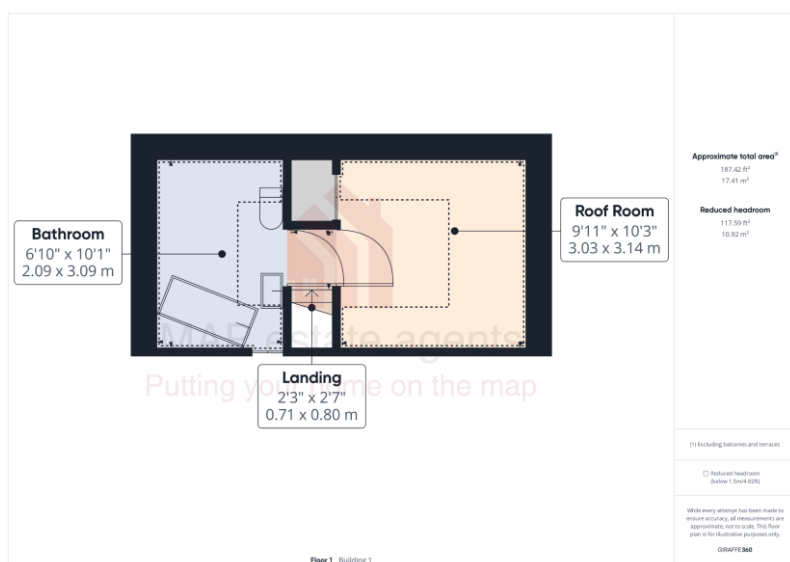
From Redruth Railway Station proceed down the hill turning slight right at the first set of traffic lights, at the next set of traffic lights turn left and then take the first turning right into Trewirgie Hill, follow the road up the hill turning left behind Trewirgie School and then bear round to the right where the property will be found on the left hand side. If using What3words:- retail.windows.vacancies





MAP's top reasons to view this home

- Detached non-estate bungalow
- Three bedrooms
- Converted loft room with bathroom
- 15' Lounge
- 18' Kitchen/dining room
- Family bathroom with shower
- Conservatory off lounge
- Double glazing and gas fired central heating
- Generous gardens, garage and utility
- Planning consent to extend (PA22/10744)



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