



**MAP estate agents**  
Putting your home on the map

**Gwarak-An-Warak,  
Truro**

**£279,950  
Freehold**





## Gwarak-An-Warak, Truro

**£279,950**  
**Freehold**

### Property Introduction

An opportunity to purchase this modern terraced property situated within a popular residential area in Truro.

Presented to a very high standard, the bright and airy contemporary accommodation benefits from the remainder of a 10-year NHBC guarantee along with double glazed windows and doors complemented by a gas-fired central heating system. The deceptively spacious accommodation comprises of an entrance hallway giving access to a cloakroom, kitchen/diner being very well equipped with a good range of storage cupboards and integrated oven, lounge with doorway accessing the rear garden while to the first floor are two generous-size bedrooms along with a bathroom.

The rear garden has been landscaped with a good-size paved patio and steps descending down to a lawn and a pedestrian gateway.

### Location

This relatively new development is ideally-situated for accessing the many amenities of the city centre, yet within a short driving distance to the main A30 trunk road serving Cornwall. Truro offers a good range of high street multiples along with many independent shops making it a popular destination for visitors who can appreciate the Georgian architecture, cobbled streets and other attractions such as Truro Cathedral, Hall for Cornwall and an array of popular restaurants and eateries.

The picturesque village of Malpas is nearby with delightful riverside walks and park while the National Trust Trelissick House is also within close proximity at Feock with a woodland walk and private beach. Just a stone's throw from the property is a nature walk being ideal for dog owners. Both north and south coasts, with their contrasting coastlines, are within a reasonable travelling distance - the north with its rugged coastline and popular for surfing while the south offers sheltered beaches and is renowned for its excellent sailing waters.

### ACCOMMODATION COMPRISES

Door to:-

### ENTRANCE HALLWAY

Staircase to first floor, laminate flooring and radiator. Door to:-

## CLOAKROOM

Close coupled WC, pedestal wash hand basin with splashback, extractor fan and radiator.

## LOUNGE 14' 10" x 9' 0" (4.52m x 2.74m)

Double glazed window and double glazed door to outside. Laminate flooring and radiator.

## KITCHEN/DINING ROOM 16' 0" x 7' 9" (4.87m x 2.36m)

Double glazed window to the front. One and a quarter stainless steel sink unit with mixer tap, a good range of base and wall mounted storage cupboards, range of working surfaces, floor-to-ceiling storage cupboard, plumbing for automatic washing machine and dishwasher, built-in oven with gas hob over, stainless steel splashback and extractor over, storage cupboard with boiler and wall shelving. Radiator.

## FIRST FLOOR LANDING

Access to loft. Built-in linen cupboard. Doors off to:-

## BEDROOM ONE 14' 10" x 8' 0" (4.52m x 2.44m)

Two double glazed windows to the front. Built-in storage cupboard and radiator.

## BEDROOM TWO 11' 1" x 11' 0" (3.38m x 3.35m)

Two double glazed windows to the rear. Radiator.

## BATHROOM

Hand-grip panelled bath with tiled surround and shower over, shower screen, pedestal wash hand basin, tiled splashback, close coupled WC and extractor fan. Radiator.

## OUTSIDE FRONT

Just a short walking distance away from the property are two parking spaces allocated for the property.

## REAR GARDEN

To the rear, there is a good-size paved patio with raised flower beds. Steps descending with bedding plants to either side lead to a further area of garden and patio with a useful storage shed. There is an additional pedestrian gateway which gains access to the property.

## SERVICES

Mains drainage, mains water, electricity and gas.

## AGENT'S NOTE

The Council Tax Band for this property is Band 'B'. As is common with many modern developments there is an annual service charge of £200.00 towards the upkeep of the communal areas within the development.

## DIRECTIONS

Proceeding into the development of Green Lane, take the first turning on the left-hand side into Gwarak Tewdar, take the second turning on the left-hand side and then take the first right into Gwarak-An-Warak where the property will be identified on the left-hand side in the cul-de-sac by a 'For Sale' board. If using What3words: lace.sprint.bunks

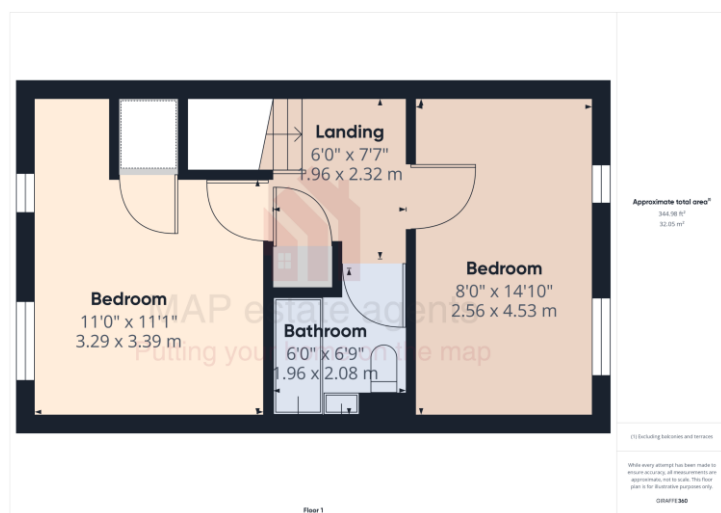


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Modern terraced home
- Situated in a tucked-away cul-de-sac position within the development
- Two generous-size bedrooms
- Ground floor cloakroom plus additional first floor bathroom
- Kitchen/diner with built-in oven/hob
- Delightful lounge with access to garden
- Gas-fired central heating and uPVC double glazed windows
- Parking for two vehicles
- Landscaped rear garden
- Ideal position for access to city centre



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.