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**Treforthlan,
Paynters Lane End, Redruth**

**£325,000
Freehold**





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Property Introduction

This beautifully presented bungalow is located in a quiet cul-de-sac close to the centre of the sought after village of Illogan.

Having been updated by the current owners to include the re-fitting of the kitchen, bathroom and the installation of efficient modern electric radiators and double glazing the bungalow is ready to move into subject to decorative taste.

Sitting on a virtually level plot with excellent off-road parking to the front, the property also has a generous rear garden which has a lawn and a very useful outbuilding which could be used in a variety of ways.

Offered for sale chain free, this is a bungalow worthy of an immediate viewing.

Location

The village of Illogan is located between Redruth and Camborne and enjoys close proximity to Tehidy country park and Tehidy golf course. Set on a cul-de-sac the bungalow is less than half mile from the village centre where you would find a pub, pharmacy, doctors surgery and convenience store and further shops. Larger out-of-town retail outlets can be found at Pool which is within two miles. There is the recreation park within a couple of hundred yards, and the village primary school is within a mile. Secondary schooling is also available in Pool. Camborne and Redruth.

The nearest major town is Redruth which is some two and a half miles away there is also a further mix of local and national shopping outlets together with a mainline Railway Station which connects with London Paddington and the north of England. Truro, the administrative and commercial heart of Cornwall is thirteen miles away and the north coast at Portreath is only two and a half miles distant. The A30 trunk road can be accessed within two miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE PORCH

uPVC double glazed window to the front. Ceramic tiled floor and uPVC double glazed door opening to:-

HALLWAY

L-shaped with a squared archway to the lounge, airing cupboard, inset spotlighting and electric radiator. Enlarged access to large loft space.

LOUNGE 13' 6" x 12' 0" (4.11m x 3.65m) maximum measurements into recesses

A warm and welcoming room with a uPVC double glazed window to the front. The room focuses on an enclosed solid fuel fire set on a marble hearth with marble back ideal for those cosy nights in, in the winter. Electric radiator.

DINING ROOM 12' 5" x 8' 8" (3.78m x 2.64m)

uPVC double glazed French doors opening onto the rear garden. The room also presently doubles up as a workspace for the owner, with room for a desk, chair and computer with enough space for a large table and chairs as well. Electric radiator and spotlighting. Squared archway through to:-

KITCHEN 9' 9" x 8' 5" (2.97m x 2.56m)

Re-fitted and a real feature of the home, there is a large range of eye level and base gloss cream units having adjoining square-edge working surfaces and incorporating an inset colour coordinated sink unit with mixer tap. Cooker point with chimney hood over, space and plumbing for an automatic washing machine and ceramic tiled splashback. Spotlighting. Door to utility/garage. uPVC double glazed window overlooking the rear garden.

BEDROOM ONE 11' 11" x 9' 10" (3.63m x 2.99m) maximum measurements

uPVC double glazed window to the front. Three-sliding door wardrobe unit and electric radiator.

BEDROOM TWO 10' 1" x 10' 0" (3.07m x 3.05m)

uPVC double glazed window to the rear overlooking the garden. Electric radiator.

BEDROOM THREE 8' 11" x 8' 0" (2.72m x 2.44m)

uPVC double glazed window to the front. Electric radiator.

BATHROOM

Like the kitchen, the bathroom has been recently remodelled with a very attractive contemporary style mid-grey suite consisting of a hidden cistern WC with attached vanity wash hand basin with waterfall tap and incorporating storage under and panelled bath with 'Mira' sport electric shower. Extensive ceramic tiling to walls and electric towel radiator. uPVC double glazed window to the rear.

ATTACHED GARAGE/UTILITY ROOM 21' 6" x 8' 6" (6.55m x 2.59m)

A really good space with an an up-and-over door to the front and a uPVC double glazed door and window to the rear. Space and plumbing for an automatic washing machine and incorporating eye level and base storage units with adjoining working surface.

OUTSIDE FRONT

To the front of the property is a hard standing with parking suitable for three/four vehicles and this low maintenance area is complemented by gravel beds.

REAR GARDEN

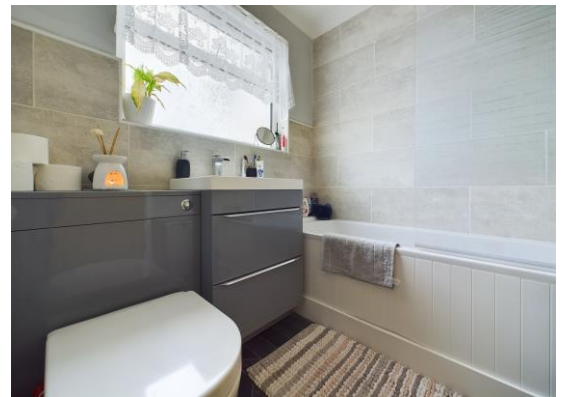
Another features of this home is the rear garden. Being virtually level, it is enclosed, ideal for those with children or pets. There is an extensive patio adjacent to a lawn which is ideal for outside entertaining. There is a feature ornamental pond, well-stocked planted borders and a block-built workshop/store/office set to one side of the garden behind the garage. This is currently used as a playroom for the owner's grandchildren and provides excellent space outside and would work well for anyone with hobbies to do outside of the home.

AGENT'S NOTE

The Council Tax Band for this property is Band 'C'. It should be noted that the solar panels on the roof were rented from Homesun 2 Limited with the contract start date of 1st September 2011 running for 25 years and 3 months. As a result of this the owners are paying £170 pcm for everything.

SERVICES

Mains metered water, mains drainage and mains electric.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	83
England & Wales		
		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Chain-free sale
- Garage link-detached bungalow
- Three bedrooms
- Lounge
- Dining room
- Remodelled kitchen
- Contemporary-style bathroom
- Garage/utility room
- Modern electric heating and double glazing
- Parking and generous enclosed rear garden



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01326 702400 (Helston & Lizard Peninsula)

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