



MAP estate agents
Putting your home on the map

**Treganoon Road,
Mount Ambrose, Redruth**

**£275,000
Freehold**





**Treganoon Road,
Mount Ambrose, Redruth**

**£275,000
Freehold**

Property Introduction

Refurbished to a very high standard in a contemporary style by well respected local developer, RHR Construction Limited, this detached bungalow is being offered for sale chain free. Offering a light and airy living environment, there are three bedrooms, an open plan living space which incorporates a kitchen and a conservatory leads off to the rear. The bathroom continues the contemporary theme and in addition to the bath features a separate shower enclosure, heating is provided by a new gas fired combination boiler supplying radiators and the windows and doors are uPVC double glazed.

To the outside there is parking on the driveway to the front for two plus cars whilst the rear garden is enclosed, paved for ease of maintenance and features a pond. In summary, a stunning contemporary style home requiring closer inspection to be fully appreciated. Viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

Location

The bungalow is conveniently located on the north side of the town and gives good access to both the town centre and the A30 trunk road. Cornwall's main town and administrative centre, Truro is within commuting distance. Redruth offers a mainline Railway Station with direct links to London Paddington and the north of the country, there is a mix of local and national shopping outlets and schooling is available for all ages.

Falmouth, Cornwall's university town on the south coast is within eleven miles and the Portreath on the north coast, which is noted for its sandy beach and active harbour, will be found within five.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

ENTRANCE PORCH

Enjoying a triple aspect with uPVC double glazed windows set on dwarf walling. Laminate flooring, vertical wood door to:-

OPEN PLAN LIVING SPACE 21' 9" x 17' 3" (6.62m x 5.25m) L-shaped, maximum overall measurements LOUNGE/DINING AREA

Enjoying a dual aspect with uPVC double glazed window to front aspect and uPVC double glazed patio door to side. Two radiators,

low voltage inset spotlighting and cupboard containing 'Alpha' combination gas boiler. Access off to:-

KITCHEN

Door and window opening to the conservatory. Fitted with a contemporary range of handleless eye level and base mid-grey units with adjoining square edge working surfaces and incorporating a 'Franke' stainless steel one and a half bowl sink unit with mixer tap. Built-in stainless steel oven with ceramic hob and stainless steel cooker hood over. Upstands to worktops, space and plumbing for an automatic washing machine and space for fridge/freezer. Inset low voltage spotlighting and laminate flooring.

CONSERVATORY 10' 8" x 7' 10" (3.25m x 2.39m)

Enjoying a triple aspect with uPVC double glazed windows on three sides and a uPVC double glazed door to the side. Tiled floor and radiator.

HALLWAY

Inset low voltage spotlighting. Access to loft space and vertical panelled doors opening off to:-

BEDROOM ONE 10' 8" x 9' 11" (3.25m x 3.02m)

uPVC double glazed window to rear. Low voltage spotlighting and radiator.

BEDROOM TWO 11' 6" x 7' 9" (3.50m x 2.36m)

uPVC double glazed window to the front. Vertical panelled wood door to storage cupboard and recessed shelving. Inset low voltage spotlighting and radiator.

BEDROOM THREE 8' 8" x 8' 2" (2.64m x 2.49m) plus recess

uPVC double glazed window to the front. Low voltage inset spotlighting and radiator.

BATHROOM

uPVC double glazed window to rear. Continuing the contemporary theme with a corner shower enclosure with plumbed shower, vanity unit incorporating a wash hand basin and concealed cistern WC with storage and a panelled bath. Extensive ceramic tiling to walls, towel radiator and laminate flooring. Inset low voltage spotlighting.

OUTSIDE FRONT

To the front of the property there is driveway parking for two vehicles with a lawned garden adjacent and hedging. Pedestrian access leads to either side of the property.

REAR GARDEN

The rear garden is enclosed, with ease of maintenance in mind it is largely paved with raised planters with shrubs and there is an ornamental pond. External water supply.

AGENT'S NOTES

Please be advised the Council Tax band for the property is band 'C'. Please note, some internal images have been furnished with the use of CGI.

SERVICES

Mains gas, mains electric, mains metered water and mains drainage.

DIRECTIONS

From Avers roundabout take the A2047 east, at the first roundabout take the first exit and after passing a Public House on your right hand side, take the second turning right into Cardrew Way. Turn left into Treganoon Road and following through Treganoon Road the bungalow will be identified on the left hand side by our For Sale board. If using What3words:- earlobes.lines.eyelid



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	84
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Detached bungalow within popular development
- Recent major renovation
- Contemporary style interior
- Three bedrooms
- Open plan living space
- Stylish fitted kitchen
- Ultra modern bathroom
- Conservatory to rear
- New gas central heating
- Low maintenance gardens and parking



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

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

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.