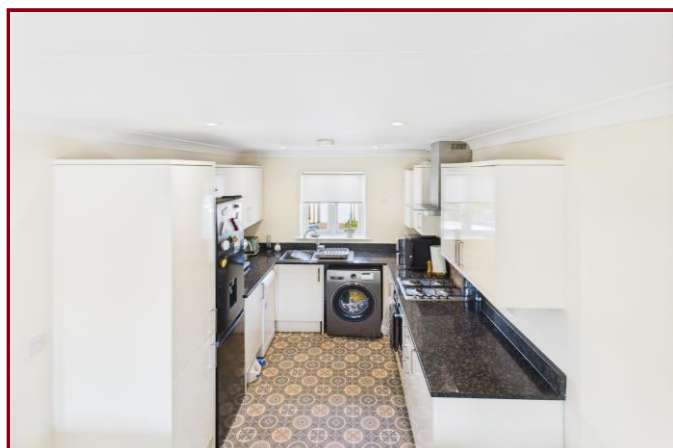




**MAP estate agents**  
Putting your home on the map

**Park Trielin,  
Redruth**

**£230,000  
Freehold**







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## Property Introduction

A two bedroom modern property located just off Sandy Lane in Redruth.

This family home consists of an open plan spacious living area on the ground floor with kitchen, dining and living space, there is also a useful ground floor cloakroom. On the first floor there are two double bedrooms and a family bathroom.

The property benefits from a private garden and two allocated parking spaces, full double glazing and gas fired central heating.

We feel this home is ideal as a first home or for those with a younger family and we would suggest viewing our interactive virtual tour prior to arranging a closer inspection.

## Location

The property is situated within a mile of the centre of Redruth where there are local and national shopping outlets, a mainline railway station with direct links to London Paddington and the North of England, plus the A30 trunk road is to the north of the town. Truro, the administrative and commercial heart of Cornwall, is within ten miles, the north coast of Portreath, which is noted for its active harbour and beach, is some five miles away and Falmouth, Cornwall's university town, famous for its sailing waters is ten miles distant.

### ACCOMMODATION COMPRISES

Part double glazed door opening to:-

### ENTRANCE HALLWAY

Door to cloakroom, stairs rising to the first floor and door opening to:-

### OPEN PLAN LIVING/DINING/KITCHEN SPACE 24' 1" x 15' 3" (7.34m x 4.64m) L-shaped, maximum measurements

A light and bright open plan living space with double glazed window to front elevation and a uPVC window and uPVC double doors opening to the private rear garden. Wood effect laminate flooring and two radiators. The kitchen area comprises of a selection of wall and base units with worktops over, a fitted electric

oven, gas hob and an appliance spaces suitable for a washing machine and dishwasher. Linoleum flooring to kitchen area.

## CLOAKROOM

Fitted with a WC and vanity wash hand basin. Wood effect laminate flooring. Wall mounted radiator. Extractor fan.

## FIRST FLOOR LANDING

Door to storage cupboard and doors opening off to:-

## BEDROOM ONE 13' 3" x 11' 6" (4.04m x 3.50m) L-shaped, maximum measurements

A double size bedroom with two uPVC double glazed windows to the front of the property. Double fronted fitted wardrobe, carpeted flooring and radiator.

## BEDROOM TWO 12' 2" x 8' 5" (3.71m x 2.56m) maximum measurements

A double size bedroom with a double fronted fitted wardrobe. uPVC window to the rear of the property.

## BATHROOM

A modern style bathroom with vanity wash hand basin and WC set into vanity unit and bath with mixer shower over and side screen. uPVC double glazed obscure window to rear elevation. Extractor fan. Radiator.

## OUTSIDE

The rear garden is enclosed with a patio and is partly laid with gravel. A gate access to the side elevation leading round to the front of the property. Beyond this there are two allocated parking spaces to the front.

## SERVICES

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

## AGENT'S NOTES

In common with modern developments, there is an estate charge to cover road maintenance, grass cutting and street lightings etc. At present this is £288.60 per annum. The property is band 'B' for Council Tax.

## DIRECTIONS

From Redruth Railway Station proceed down the hill and at the first set of traffic lights turn left under the railway, continue ahead and at the next traffic lights bear left towards Falmouth. At a roundabout take the first exit into Sandy Lane, take the fourth left into Park Trelin and take a hard left where the property will be found identified by our For Sale board close to the end of the cul-de-sac. If using What3Words:-delivers.fled.acoustics



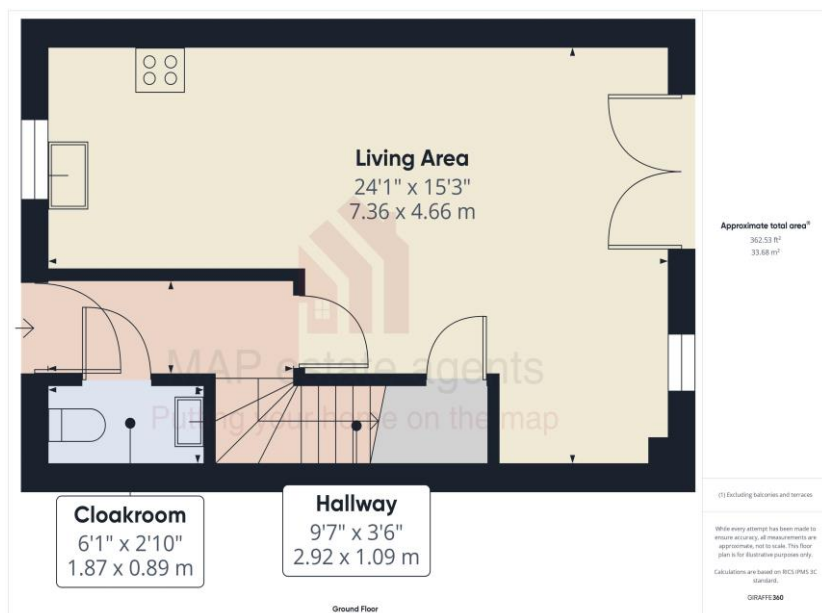
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		95
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





## MAP's top reasons to view this home

- Semi-detached house
- Open plan living space
- Two double bedrooms
- Ground floor cloakroom and bathroom
- Enclosed rear garden
- Two allocated parking spaces
- Gas central heating
- Double glazing



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