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**Plain-An-Gwarry,
Redruth**

**£275,000
Freehold**





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Property Introduction

Offered for sale chain free, this terraced family size house has recently been professionally decorated throughout. Benefiting from three bedrooms and a bathroom on the first floor, there is a lounge which focuses on a cylinder style wood burning stove (currently not in use), there is a separate dining room and a modern fitted kitchen. The property is warmed by a gas fired combination boiler supplying newly installed radiators and there is uPVC double glazing. To the front of the property parking is available for three cars and from here there is an enclosed, mainly lawned garden. The rear garden is again enclosed, mainly lawned and has pedestrian access out onto Canfield Terrace. Accessed from Pond Lane is a substantial garage and further parking which if not required could generate an income from letting. Conveniently located for access to schools for all age ranges, there is a supermarket nearby together with a local pub. A short distance away there is access to the main A30 trunk road.

Viewing our interactive virtual tour is strongly recommended to appreciate the accommodation offer prior to arranging a viewing.

Location

Plain an Gwarry is within a quarter of a mile of the town centre where Redruth offers both a range of national and local shopping outlets together with a mainline Railway Station which connects with London Paddington and the north of England. Schooling is available for all ages within the town in highly respected local schools. Within a similar distance one will find access to the A30 trunk road and an out of town supermarket is nearby together with Kresen Kernow which houses the largest collection of archive and library material relating to Cornish history.

The north coast at Portreath, which is noted for its sandy beach and active harbour, is within five miles, Truro, the administrative and cultural centre of Cornwall is within eleven miles and the south coast university town of Falmouth is within nine miles.

ACCOMMODATION COMPRISES

uPVC double glazed door opening to:-

LOUNGE 17' 6" x 12' 8" (5.33m x 3.86m) maximum measurements

uPVC double glazed window to the front. Focusing on a granite lintel fireplace housing a cylindrical wood burning stove (not in current use), set on a slate hearth. Inset spotlighting and radiator. Stairs to first floor and doorway through to:-

DINING ROOM 16' 1" x 11' 2" (4.90m x 3.40m) maximum measurements

Spotlights and radiator. Doorway to:-

KITCHEN 10' 11" x 7' 4" (3.32m x 2.23m)

uPVC double glazed door and window to rear. Refitted with a contemporary range of light grey eye level and base units and with adjoining square edge working surfaces incorporating a built-in oven with four ring gas hob and stainless steel cooker hood over. Inset stainless steel single drainer sink unit with mixer tap, attractive ceramic tiled splashbacks and with space and plumbing for an automatic washing machine. Spot lighting and radiator.

FIRST FLOOR LANDING

A central landing with a radiator and access to loft space. Panelled doors open off to:-

BEDROOM ONE 10' 1" x 9' 6" (3.07m x 2.89m)

uPVC double glazed window to the front. Radiator.

BEDROOM TWO 9' 11" x 6' 11" (3.02m x 2.11m)

uPVC double glazed window to the front. Radiator.

BEDROOM THREE 11' 3" x 8' 11" (3.43m x 2.72m)

uPVC double glazed window to the rear. Radiator.

BATHROOM

uPVC double glazed window to the rear. Refitted with a contemporary style suite consisting of close coupled WC, pedestal wash hand basin and twin grip panelled bath with plumbed shower over. Towel radiator, airing cupboard housing 'Ideal Classic' gas combination boiler.

OUTSIDE FRONT

To the front of the property off-road parking is available for three vehicles and a gate leads to the front garden which is largely lawned and enclosed, being secure for younger children and pets.

REAR GARDEN

The rear garden is again enclosed, largely lawned with a patio and having pedestrian access out onto Canfield Terrace. The garden again is secure for younger children and pets and there is an external water supply.

GARAGE 20' 1" x 9' 7" (6.12m x 2.92m)

Accessed off Pond Lane there is a garage with two doors opening to the front and having a window to the rear. To the front of the garage there is additional parking for a vehicle if required.

SERVICES

The property benefits from mains water which is metered, mains electricity, mains drainage and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

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 right and at the traffic lights at the bottom of the town carry on straight across. After passing the community centre on the right hand side take the second turning right just prior to a pedestrian crossing into Plain an Gwarry where the property will be identified on the left hand side. If using What3words:- untrained.sweetened.banter

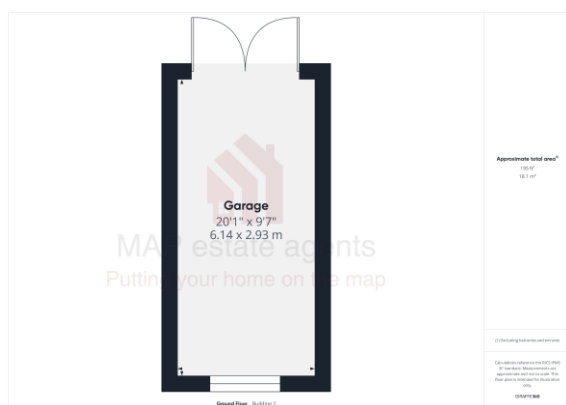
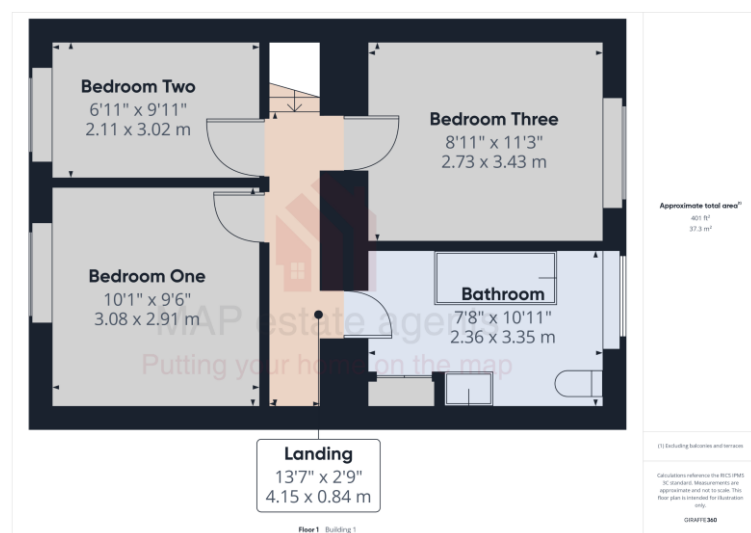
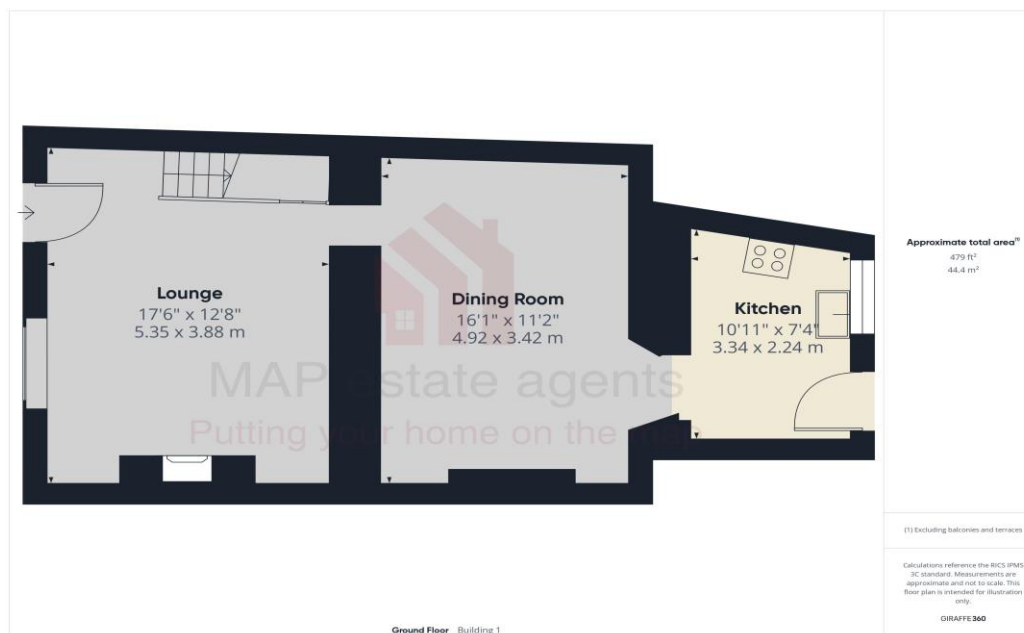


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	80
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Modernised terraced house
- Popular residential area
- Three bedrooms
- Lounge and dining room
- Fitted kitchen
- First floor bathroom
- Modern gas central heating
- uPVC double glazing
- Gardens to front and rear
- Parking to front, garage and parking to rear



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