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**Lannarth Glas,  
Redruth**

**Guide Price £270,000  
Freehold**







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## Property Introduction

This lovely two bedroom semi-detached bungalow is located in the popular village of Lanner at the end of a cul-de-sac.

Tucked away with front and rear enclosed nicely kept garden and patio. There is also a summerhouse, garage and unallocated parking in the cul-de-sac.

The property itself consists of a modern kitchen, cosy lounge with real fire, large conservatory/dining space leading out to a lovely garden.

There are two double bedrooms and a bathroom.

## Location

Situated close to the centre of the village there is a convenience store within a short walk and set off from the square is a Public House which is well respected within the village as a centre of community life. Schooling is available for younger children nearby and Redruth, which is the nearest major town, is within one and a half miles.

Redruth offers a range of national and local shopping outlets, there are banks, a Post Office, a mainline Railway Station that connects with London Paddington and the north of England and secondary education is available within the town.

Kresen Kernow which is a mecca for Cornish archives and local history, is located in Redruth.

Lanner is within eight miles of Falmouth on the south coast which is Cornwall's university town, it is nine miles to the county town of Truro and the north coast at Portreath with its sandy beaches and active harbour will be found within seven miles.

## ACCOMMODATION COMPRISES

Rear gate, paved courtyard leading to double glazed door to:-

## T SHAPED HALLWAY

Radiator, storage cupboards housing space for airing cupboard and LPG gas boiler. Continuing around you enter:-

## LOUNGE 19' 3" x 8' 7" (5.86m x 2.61m) plus recess

Doors off to either end of hallway. Feature fireplace and hearth housing real fire, radiator. Further door to:-

## CONSERVATORY/DINING ROOM 24' 1" x 8' 9" (7.34m x 2.66m)

Large spacious conservatory, including dining space. Windows to all sides with fitted blinds. Tinted roof and double doors leading to garden. Lighting connected, radiator and space for dining table. Returning to lounge, further door to:-

## KITCHEN 9' 2" x 8' 6" (2.79m x 2.59m)

Radiator, range of high gloss floor and wall mounted cupboards with worktop over incorporating display cabinet and matching up stands. Incorporating sink and drainer below double glazed window overlooking patio and countryside views. Integrated double oven and induction hob, space for washing machine and dishwasher and integrated fridge freezer.

## BEDROOM ONE 10' 11" x 10' 0" (3.32m x 3.05m)

Double glazed window and radiator.

## BEDROOM TWO 10' 1" x 8' 7" (3.07m x 2.61m)

Double glazed window and radiator.

## BATHROOM

Obscure glass double glazed window, sink with vanity cupboard under, splash boarding on walls and tiling. Low level WC, bath with electric shower above and folding screen and heated towel rail.

## OUTSIDE FRONT

Area laid to lawn with trellising, raised beds. Large patio with pagoda and trellising, climbing plants. Access to:-

## REAR GARDEN

Parking for two vehicles and gate into paved courtyard, range of pots all enclosed with trellising. Summerhouse with windows, lighting and electric connected. Surrounded by a variety of trees and enjoys countryside outlooks. Space for LPG gas bottles.

## GARAGE 16' 6" x 8' 0" (5.03m x 2.44m)

Front up and over door. Electric and lighting.

## SERVICES

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

## AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

## DIRECTIONS

Driving through the village from Falmouth end, pass the bakery on right then fish and chip shop. Drive past Henscol on left, then turn next left to Lannarth Glas, follow around to the right and drive along to the end. Number 34 is the second to property. Number on gate. If using What3words: credit.ringside.stalemate

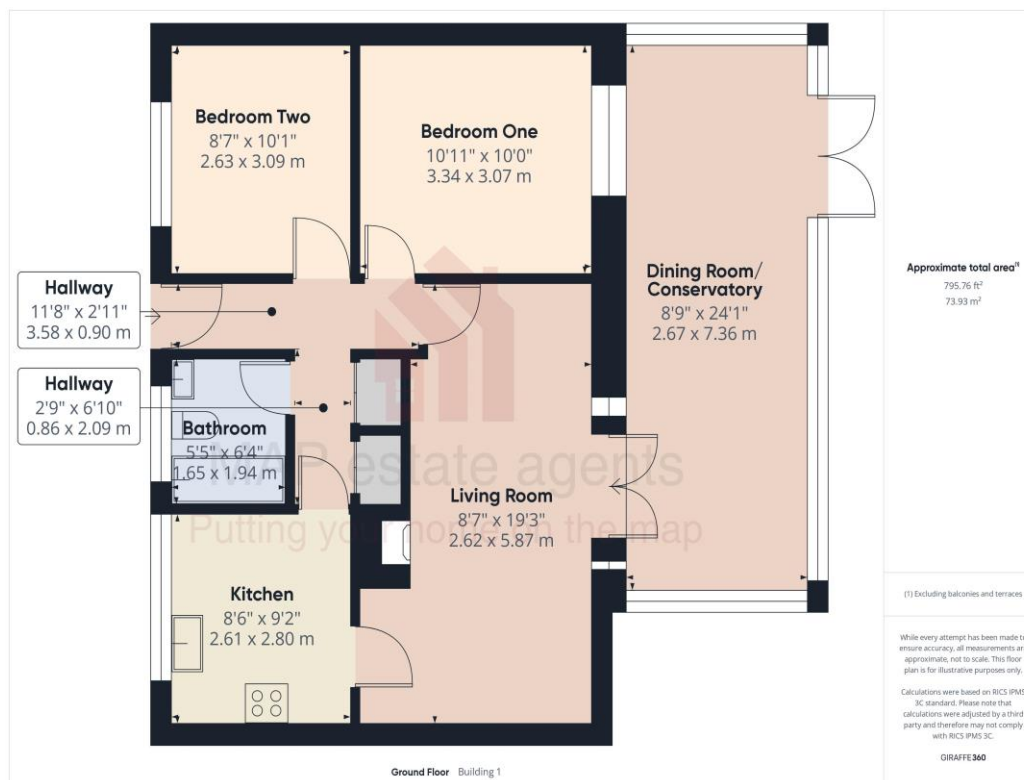


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
63	34
England & Wales	
EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Located in popular village of Lanner
- Two bed semi detached bungalow
- Set at the end of a cul-de-sac
- Modern kitchen
- Cosy lounge with real fire
- Large conservatory/dining space
- Patio at rear with summerhouse
- Enclosed garden at front of property, accessed off conservatory
- Garage
- Parking for two cars



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01326 702400 (Helston & Lizard Peninsula)

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