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CAMEL

COASTAL & COUNTRY



4 Gwel An Woon

Goonhavern, Truro, TR4 9FZ

Asking Price £525,000



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The Property and location

This impeccably maintained and presented four-bedroom home offers spacious and light filled living accommodation with generous sized bedrooms and has numerous enhancements beyond its original blueprint, courtesy of the current homeowners.

The layout encompasses a spacious open-plan living room and dining area seamlessly integrated with a meticulously appointed kitchen, complemented by patio doors opening onto the verdant garden. The property further comprises four generously sized bedrooms, a family bathroom, an en-suite bathroom, and a convenient ground floor WC and utility room. Access to the integral garage is facilitated through the utility room, which now features a pedestrian door providing entry to the rear gardens, along with the added convenience of an electric roller door ensuring effortless accessibility upon arrival.

Additional internal advantages include a boarded loft complete with storage/shelving and a convenient drop-down loft ladder. Elevating the property's heating efficiency is a state-of-the-art solar panel system, boasting a 4kw capacity, seamlessly integrated in 2023. Currently, this modern addition is reaping the benefits of a favorable tariff, receiving 15p per kWh with Octopus, with an estimated annual generation of 3482kWh.

A standout feature of the property is its expansive rear garden, meticulously designed to cater not only to family living but also to entertain and unwind. The owners have further elevated its appeal by introducing substantial decking, accompanied by a charming summer house. Additionally, the garden boasts a dedicated patio BBQ area and lush lawns accented by meticulously maintained flower bed borders, culminating in a picturesque outdoor oasis.

Entrance Hall

Cloakroom

6'4" x 4'3" (1.93m x 1.30m)

Open Plan Living Room/Diner/Kitchen

28'0" x 13'7" plus 8'10" x 8'4" (8.53m x 4.14m plus 2.69m x 2.54m)

Utility Room

8'10" x 6'0" (2.69m x 1.83m)

Integral Garage

18'7" x 10'10" (5.66m x 3.30m)

Landing

Master Bedroom

10'9" x 10'1" plus door well (3.28m x 3.07m plus door well)

En-Suite Bathroom

6'7" x 5'5" (2.01m x 1.65m)

Bedroom Two

13'0" x 9'3" (3.96m x 2.82m)

Bedroom Three

12'0" x 8'8" (3.66m x 2.64m)

Bedroom Four

10'2" x 8'9" (3.10m x 2.67m)

Family Bathroom

8'3" x 5'10" (2.51m x 1.78m)

Gardens

Parking

Directions

Sat Nav: TR4 9FZ

What3words: ///coasters.humans.eats

For further help please call Camel Homes

Property Information

Age of Construction: 2000's (Assumed)

Construction Type: Block (Assumed)

Heating: Air Source Heat Pump and Solar Panels

Electrically Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: E

EPC: C8o

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not

constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

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Road Map



Hybrid Map



Terrain Map



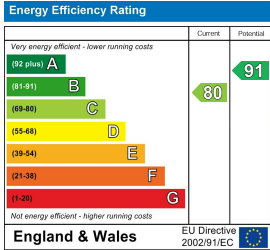
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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