



Barnfield Gardens, Gulval TR18

£275,000



ANDREW  
**EXELBY**  
ESTATE AGENTS

## Barnfield Gardens, Gulval TR18

This semi-detached two bedroom bungalow is sat at the end of a no-through road in a desirable area close to both Gulval and Penzance - roughly a 15 minute walk to Penzance train station.





## DESCRIPTION

Tucked away at the end of a very popular development of bungalows, is this smartly presented home with off street parking and front and rear gardens.

Ready to move in, this well presented single storey home offers simply practical space with two double bedrooms, a modern family bathroom and kitchen as well as an open-plan living and dining room.

The current vendor has made several improvements to the property, including a new bathroom suite, improvements to the kitchen and a new boiler that is less than 6 months old.

At the front of the property is off street parking for one vehicle that could be extended if desired. There is a front garden area, and pathway that leads around the side of the property to an enclosed rear garden that offers a decked area and tiered lawned garden with some well established hedging.



## LOCATION

Barnfield Gardens is a well-kept, small scale development of housing on the edge of both Gulval and Penzance. Offering easy access to the A30, and to Penzance, yet being tucked away on a no-through road so enjoying no passing traffic.

## ENTRANCE PORCH

2.38m x 1.08m (7'9" x 3'6")

uPVC double glazed windows and door. Tiled flooring.



## LIVING / DINING ROOM

6.1m x 4.29m (20'0" x 14'0") - at maximum

Open plan living and dining room with two uPVC double glazed windows, serving hatch and gas fire. Laminate flooring. Two radiators.

## KITCHEN

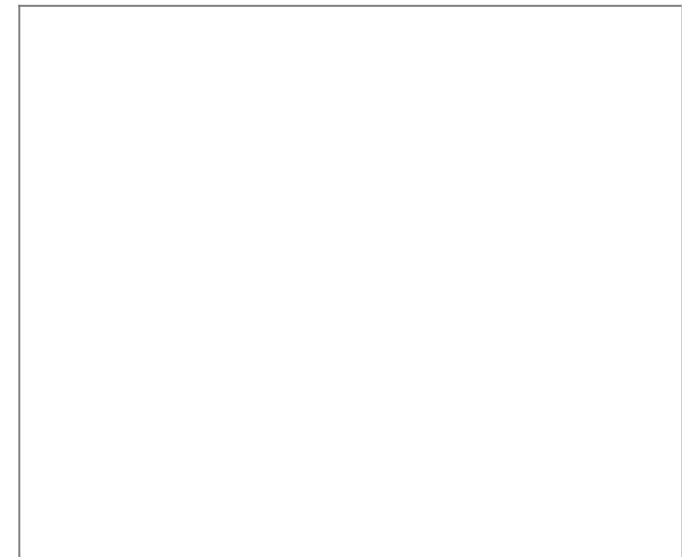
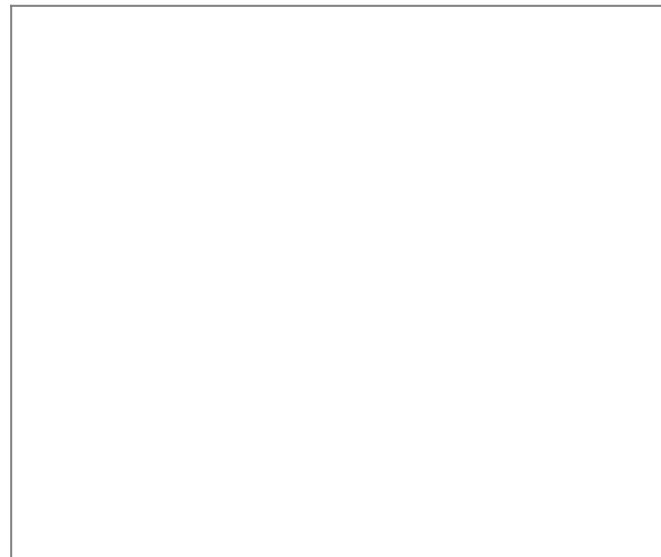
3m x 2.67m (9'10" x 8'9")

Range of base and wall units topped with solid wood worksurfaces and ceramic Belfast sink with tiled splashbacks. Space for slimline dishwasher, washing machine and fridge/freezer. Built-in oven. uPVC double glazed window to side and door to side/rear garden. Laminate flooring.

## BATHROOM

1.99m x 1.78m (6'6" x 5'10")

Suite comprises of bath with shower attachment, wash basin/vanity unit and low-level, cased cistern WC. Laminate flooring. Heated towel rail.





ANDREW  
**EXELBY**  
ESTATE AGENTS