



TRENOWETH ROAD, FALMOUTH

OFFERS IN THE REGION OF £355,000







**FULL DESCRIPTION** A truly great opportunity to secure yourself one of these very sought-after three double-bedroom properties located just to the rear of Swanpool Beach, lake, and nature reserve. These houses work wonderfully as both residential residences and as great rental investment properties. This home benefits from being very private whilst also having the added benefit of a lovely enclosed rear garden with a large decking area split into two levels, as well as its own garage located underneath an adjacent property.



Internally the ground floor accommodation comprises an entrance hallway, downstairs w.c. living room, and a kitchen and dining room. The first floor provides two generously sized double bedrooms, as well as a large open landing space. There is also a modern fitted bathroom on this floor. Going up to the second floor there is a small landing with a useful storage cupboard. You then enter into the main bedroom. A great sized bedroom with a high ceiling and two dormer windows which flood the room with natural light. This bedroom also benefits from having an en-suite shower room.



Externally the property really does not disappoint. The garden enjoys a good degree of privacy and is also split on two levels allowing for flexibility between having a decking for BBQs and outside furniture, but still being able to enjoy the benefits of a lawned garden up the steps.

This area's biggest draw is undoubtedly its breathtaking natural beauty. The area is renowned for its pristine sandy beach, crystal-clear waters, and lush surrounding landscapes. The serene Swanpool Lake, a freshwater nature reserve, adds to the area's





charm. The nearby town of Falmouth is just a stone's throw away, offering a vibrant arts and cultural scene, a range of restaurants, shops, and excellent healthcare facilities. Falmouth also hosts the third-largest natural harbour in the world, making it a hub for maritime activities and water sports.

**ENTRANCE HALL** Upon entering the property you will be greeted by a spacious entrance hall featuring carpeted floors, a double panel radiator, fuse box, wooden staircase with carpeted steps leading to the first floor. To your left, you will have a door to access the living room. Straight ahead is a door leading to the downstairs W.C., from which you can access the under-stairs storage.

**DOWNSTAIR W.C** 6' 1" x 4' 10" (1.87m x 1.48m) This room consists of laminate floors, panel radiator, wall-mounted towel rail, a modern white pedestal was basin with white splash back tiles, and a low-level w.c. It also provides access to the under stairs storage cupboard.

**LOUNGE** 9' 4" x 15' 4" (2.85m x 4.68m) The entrance hall provides access to the lounge, kitchen and dining room. Whilst this is an open plan space, due to the L shape in which it is laid out, each areas feels separate. There is a carpeted floor throughout the lounge, two radiators, a feature fireplace with wooden surround and a large UPVC double glazed bay window looking out into the front garden.

**KITCHEN/DINER** 15' 10" x 8' 2" (4.83m x 2.51m) To the rear of the property is the spacious kitchen/dining room area. The dining area is carpeted while the kitchen floor is laminate. There is a single radiator and a UPVC double-glazed French door coming from the dining room leading out onto the rear decking area. The kitchen is made up of a mix of wall and base units, an L-shaped countertop, a stainless steel sink with single drainer and mixer tap. There is a four-ring gas hob/oven with an extractor above, space/plumbing for white goods and one UPVC double-glazed window overlooking the garden.

**BATHROOM** 6' 10" x 6' 3" (2.10m x 1.92m) Once you reach the top of the first-floor staircase you have the family bathroom straight ahead of you. This is a white three-piece suit comprising of a white pedestal wash basin, a low-level WC, and a panel bathtub with a shower overhead. There is vinyl flooring, the walls are fully tiled, and there is a large UPVC double-glazed frosted window which ensures that the room is always bright during the day.

**FIRST FLOOR LANDING** The first-floor landing is a large area providing access to all first-floor rooms, as well as the staircase to reach the second floor. The floors are carpeted. It benefits from an airing cupboard which is great for storage space, a single radiator and a double-glazed window to front elevation.





**BEDROOM THREE** 9' 5" x 10' 3" (2.89m x 3.14m) The third bedroom, although it is the smallest is still a good-sized double bedroom. It has carpeted floors and a single radiator. It has a UPVC double-glazed window overlooking the front garden and the street.

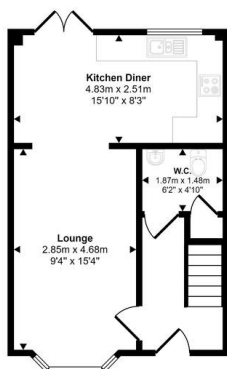
**BEDROOM TWO** 8' 9" x 13' 5" (2.69m x 4.11m) Bedroom two is a slightly bigger room, allowing for more space to put wardrobes and other pieces of furniture, and features carpeted floors and a single radiator. The double-glazed window to the rear elevation overlooks the rear garden.

**SECOND FLOOR LANDING** There is a small landing on the second floor which benefits from a handy storage cupboard. The stairs and landing are carpeted throughout.

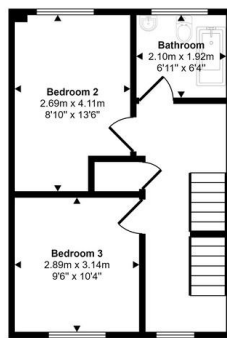
**BEDROOM ONE** 8' 10" x 16' 9" (2.71m x 5.12m) The main bedroom is located at the top of the property on the second floor. It benefits from high ceilings and two double-glazed dormer windows flooding the room with lots of natural light with fine views over the surrounding gardens to the rear and across the estate to the sea in the distance at the front. It has carpeted floors and two-panel radiators. The loft hatch above provides access to a small storage space. The bedroom also benefits from having a private ensuite shower room.

**ENSUITE** The ensuite to the main bedroom comprises of a low-level w.c, a white pedestal wash hand basin with white splash back tiles, a single radiator, and a walk-in shower with a folding glass screen.

Approx Gross Internal Area  
99 sq m / 1061 sq ft



Ground Floor  
Approx 36 sq m / 391 sq ft



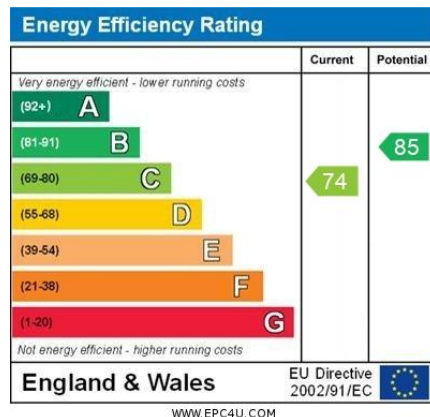
First Floor  
Approx 36 sq m / 393 sq ft



Second Floor  
Approx 26 sq m / 277 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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