



**Lang Llewellyn**  
Trusted Property Experts & Co.

**PLOT 1 Teg Lowarth, 102 Southgate Street, Redruth**

Prices From **£325,000**

# PLOT 1 Teg Lowarth, 102 Southgate Street

, Redruth

New build 3 bed semi-detached town house with luxury finishes and energy-saving features. Includes air source heating, underfloor heating, designer bathrooms and kitchens, landscaped gardens with PIR lighting, and private parking. Offers picturesque views and 10-year build zone warranty. Tenure: Freehold

- **Energy efficient NEW BUILDS**
- **AIR SOURCE heating**
- **10 year build zone WARRANTY**
- **UNDERFLOOR heating**
- **Luxury bathrooms and En-suites (Kartell UK)**
- **High quality DESIGNER handleless fitted kitchens**
- **Stone WORKTOPS and BUILT-IN APPLIANCES**
- **Landscaped gardens with PIR lighting**
- **PRIVATE Parking x2 CARS**
- **EPC upon completion**







#### **INNER HALLWAY**

Spacious light and airy. Stairs to first floor. Oak doors to Kitchen and cloakroom. High quality floor covering. LED spotlights.

#### **CLOAKROOM**

Double glazed frosted window. Low level WC. Wash hand basin. LED spotlights.

#### **KITCHEN DINING AREA**

19' 8" x 11' 0" (6.00m x 3.36m)

Double glazed window to front aspect. High quality Handleless kitchen with solid stone worktops, splashback and upstands with brush chrome undermount sink. Soft closing built-in wall and base units. HOVER built-in appliances to include; Fridge freezer, washer / drier, dishwasher, double oven, induction hob with ELICA hidden cooker hood. LED spotlights. Breakfast bar. High quality flooring. Double glazed sliding doors lead from the dining room into the rear garden. Slight partitioning sub-divides the living room.

#### **LIVING ROOM**

12' 7" x 10' 6" (3.84m x 3.21m)

Spacious room with double glazed window to rear. High quality flooring. Underfloor heating . Oak door to carpeted walk-in understairs storage room housing the underfloor heating manifold. LED spotlights.

#### **LANDING**

High quality fitted carpet. Loft hatch. LED spotlights. Radiator. Oak doors to all bedrooms and family bathroom.

#### **BEDROOM ONE**

11' 1" x 10' 6" (3.38m x 3.21m)

Generous bedroom with double glazed window to rear aspect. Radiator. High quality premium carpet. LED spotlights. Door to En-suite showeroom.





### **EN-SUITE**

Luxury suite comprising; Large walk-in double shower cubicle with glass screen, drench shower plus separate shower hose. Bevelled wall tiling. Square Wash hand basin in vanity unit with soft close drawers. Low level WC with soft close lid. Wall mounted motion detected LED lit mirror. Heated floor to ceiling chrome towel rail. LED spotlights. Luxury mosaic tiled effect lino.

### **BEDROOM TWO**

13' 3" x 8' 3" (4.04m x 2.51m)

Double glazed window to front with views of Carn Brea and neighbouring open countryside. LED spotlights. Radiator.

### **BEDROOM THREE**

10' 0" x 9' 0" (3.04m x 2.75m)

Double glazed window to front aspect with views of open countryside toward Carn Brea Castle. LED spotlights. Radiator. Oak doors to Built-in full length cupboard housing pressurised hot water cylinder plus high level cupboard above stairwell.

### **BATHROOM**

Luxury suite comprising; P-shaped bath with shower above and glass shower screen. Bevelled wall tiling. LED spotlights. Heated chrome towel rail. Low level WC with soft close lid. Wash hand basin in vanity unit with soft close drawers. Motion detected LED wall mirror. Mosaic tile effect lino.







#### **AGENTS NOTES**

**SERVICES:** The following services are available at the property however we have not verified connection, mains electricity ( Air source heat pumps), mains metered water, mains drainage, broadband/telephone subject to tariffs and regulations. EPC available upon completion

#### **DISCLAIMER**

These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Lang Llewellyn & Co.









