



Laskowski  
&Co



## Chy Lowen, Passage Hill, Meadowbank, Mylor Bridge, Falmouth, TR11 5SW

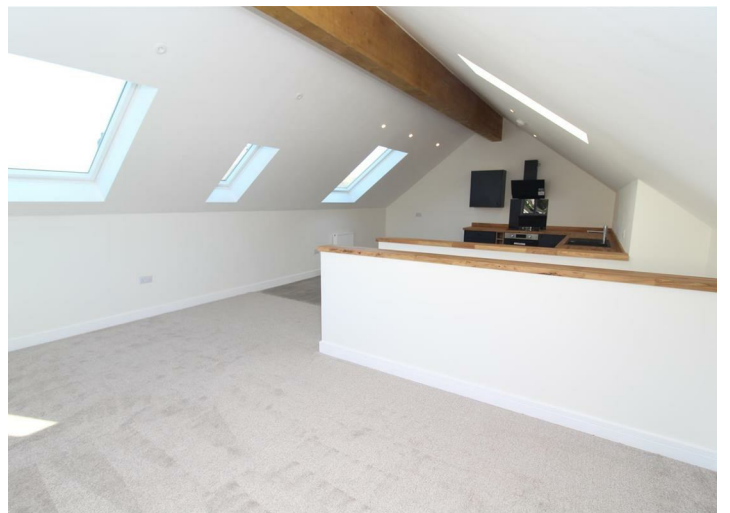
£499,950

An exceptional, modern, detached 3 bedroom home, recently constructed by a well respected local construction firm, providing light and bright reverse level accommodation, arranged over 2 floors with an appealing central village location, walkable to all Mylor's varying amenities, boasting enclosed gardens to both the side and rear, air source heating, driveway parking and no onward chain. Viewing highly recommended!

### Key Features

- Reverse level family home
- Constructed by a highly regarded developer
- Rear enclosed garden
- Open-plan kitchen/living/family room
- Central village location
- Driveway parking
- Principal bedroom with en-suite
- EPC rating B





## THE ACCOMMODATION COMPRISES

### ENTRANCE HALLWAY

#### BEDROOM ONE

13'4" x 9'6" (4.08m x 2.92m)

#### EN-SUITE

6'0" x 5'1" (1.83m x 1.55m)

#### BEDROOM TWO

13'9" x 9'4" (4.21m x 2.87m)

#### BEDROOM THREE

8'9" x 7'3" (2.69m x 2.21m)

#### FAMILY BATHROOM

8'0" x 5'0" (2.45m x 1.54m)

### FIRST FLOOR

#### KITCHEN/DINING AREA

#### LIVING AREA

27'9" x 17'2" (8.46m x 5.25m)

(Measurements include the kitchen area)

### THE EXTERIOR

#### ENCLOSED REAR GARDEN

#### DRIVEWAY PARKING

### GENERAL INFORMATION

#### SERVICES

Mains electricity, water and drainage are connected to the property. Telephone point (subject to supplier's regulations). Modern air source heating.

#### COUNCIL TAX

Band D - Cornwall Council.

#### TENURE

Freehold.

#### VIEWING

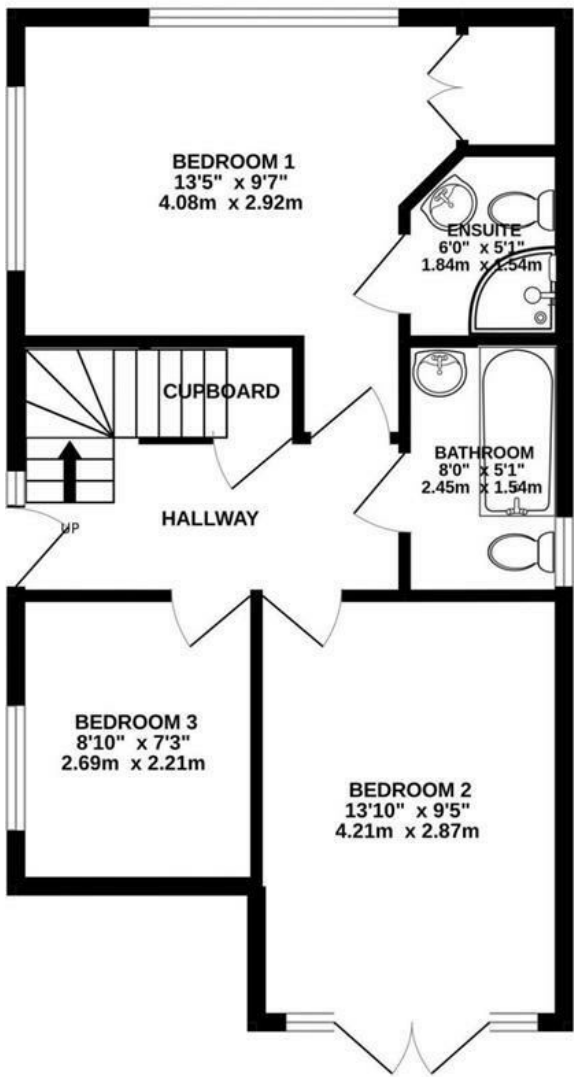
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



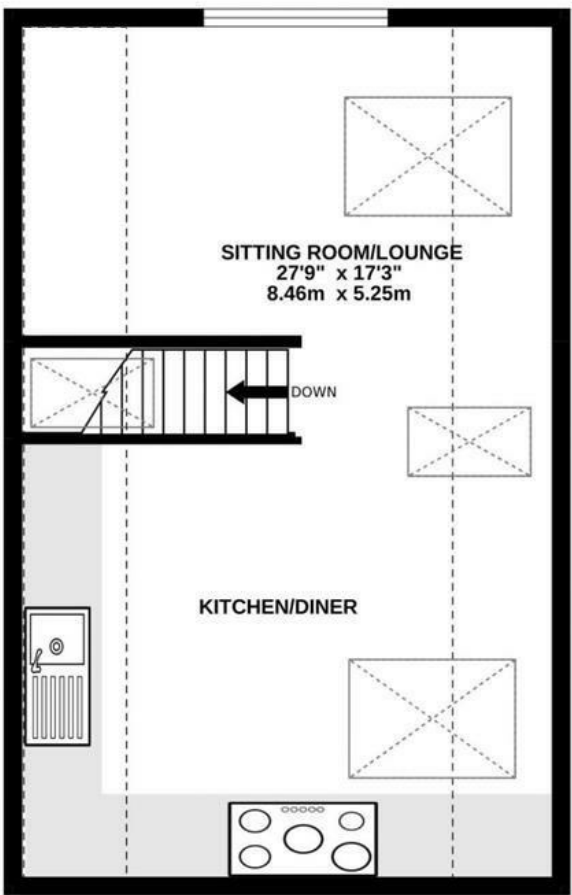


# Floor Plan

GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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