



Laskowski
&Co



40 The Gluyas, Falmouth, TR11 4SE

Guide Price £450,000

A substantial 4 bedroom detached house, occupying a larger than average plot within the favoured 'Gluyas' area of Goldenbank. Requiring updating and modernisation, the accommodation comprises, on the ground floor: entrance hallway, cloakroom/WC, living room with French doors onto the garden, dining room and kitchen with utility area. On the first floor are 4 good size bedrooms (principal en-suite) and a family bathroom. A driveway provides off-road parking for 2 cars and leads to the integral single garage. The level lawned rear garden faces east and enjoys a delightful sunny aspect. No onward chain.

Key Features

- 4 bedroom detached house
- 2 reception rooms
- Requiring updating and modernisation
- Driveway parking and integral garage
- Principal en-suite
- Highly regarded location
- Good size east-facing garden
- EPC rating D



LOCATION

The Gluyas is located within the popular Goldenbank area of Falmouth, just over a mile away from the town. A nearby footpath provides an approximate fifteen minute walk down to Swanpool Beach and Nature Reserve, with access to the South West Coast Path across to Gyllyngvase. The location of The Gluyas is fantastic for families, close to both primary and secondary schooling, with a regular bus route to the town and beaches.

THE ACCOMMODATION COMPRISES

STORM PORCH

Obscure double glazed front door to:-

ENTRANCE HALLWAY

Stairs rising to the first floor, under-stair storage cupboard. Radiator, telephone point, wall mounted central heating thermostat. Doors to cloakroom/WC, living room, kitchen and dining room.

LIVING ROOM

A light and bright east-facing reception room, with double glazed windows to the rear aspect and double glazed French doors opening onto the rear garden. Fireplace housing gas living flame fire with stone surround and hearth, wood mantel. Two radiators, TV aerial point.

DINING ROOM

Large double glazed window to front aspect, radiator, telephone/broadband point.

KITCHEN

Fitted with a range of eye and base level wood units, granite-effect worktop with inset one and a half bowl sink/drain unit with mixer tap. Built-in four-ring gas hob with extractor over and electric oven below. Part tiled walls, space and plumbing for dishwasher, space for free-standing fridge/freezer. Double glazed windows to rear and side aspects overlooking the garden. Tiled flooring, radiator. Open to:-

UTILITY ROOM

Base level unit with granite-effect worktop, inset stainless steel sink/drain unit with mixer tap. Space and plumbing for washing machine. Tiled flooring, radiator, part tiled walls. Ideal gas combination boiler providing domestic hot water and central heating. Wall mounted consumer unit, obscure double glazed door to side pathway.

CLOAKROOM/WC

Low level flush WC, pedestal wash hand basin with tiled splashback. Obscure double glazed window to front aspect.

FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom. Loft hatch to insulated loft with ladder. Airing cupboard with shelving and hot water cylinder.

BEDROOM ONE

A spacious light and bright principal bedroom, with ample space for wardrobes. Large double glazed windows to front aspect, radiator, TV aerial point. Door to:-

EN-SUITE SHOWER ROOM

Walk-in shower cubicle with fully tiled surround and boiler-fed

shower, low level flush WC, pedestal wash hand basin. Half tiled walls, obscure double glazed window to side aspect, radiator, extractor fan.

BEDROOM TWO

A generous second double bedroom, with double glazed window to front aspect. Radiator, TV aerial point, large over-stair storage cupboard with shelving and hanging rail.

BEDROOM THREE

Another double bedroom, with double glazed window to rear aspect overlooking the garden and a glimpse of the sea through neighbouring properties. Radiator, TV aerial point.

BEDROOM FOUR

A good size single or small double bedroom, with double glazed window to rear aspect overlooking the garden and a glimpse of the sea through neighbouring properties. Radiator, TV aerial point.

BATHROOM

White suite comprising a panelled bath with electric shower over and panelled surround, low level flush WC, pedestal wash hand basin. Half tiled walls, radiator, obscure double glazed window to rear aspect. Extractor fan.

THE EXTERIOR

FRONT

Tarmacadam driveway providing off-road parking for two cars and leading to the integral single garage. To the side of the driveway is a token area of lawned front garden which provides potential for further off-road parking, if required.

INTEGRAL SINGLE GARAGE

Plastered ceiling, majority plastered walls, with skirting boards, power and light. Up-and-over door.

The property sits on a wider than average plot, benefiting from gated pedestrian rear access to both the left and right-hand side of the property.

REAR

Enjoying a sunny east-facing position, benefiting from the sun for the majority of the day. The garden is mainly laid to lawn, enclosed by fencing. Shrubs border the rear fence and there is a patio and granite chipped seating area, accessed via the French doors from the living room. Outside lighting and cold water tap. The garden offers a good degree of privacy and is fully enclosed, making it ideal for children and pets.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

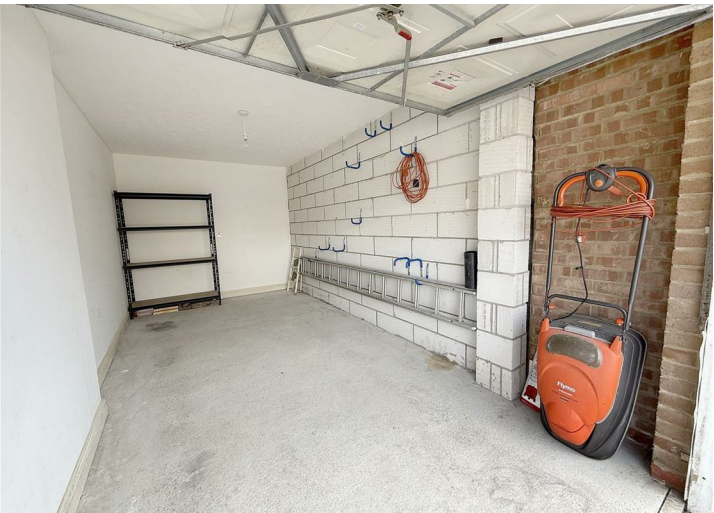
Band E - Cornwall Council.

TENURE

Freehold.

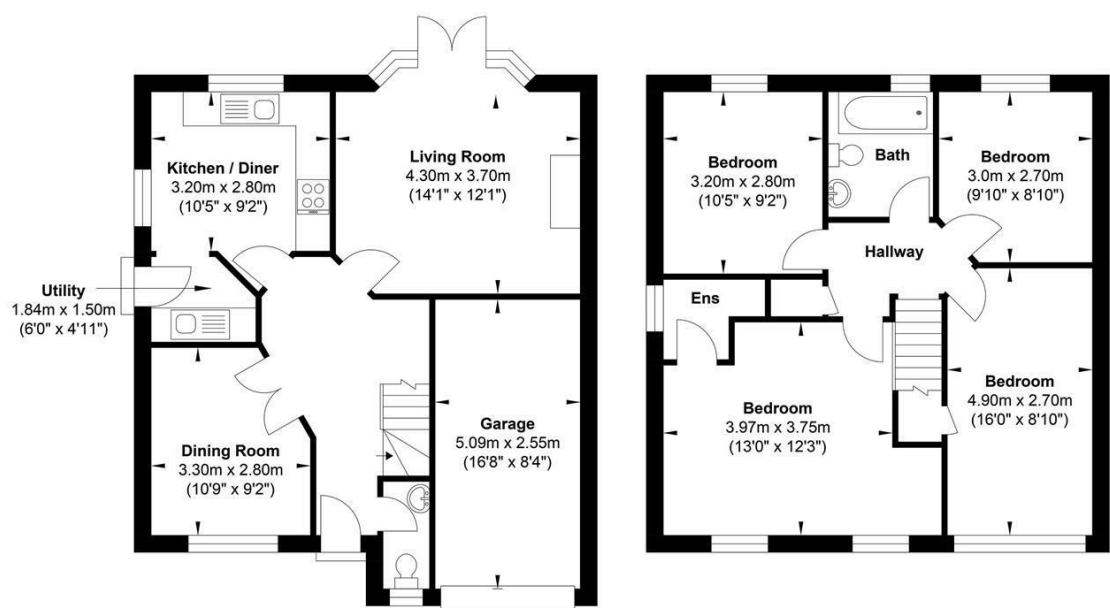
VIEWING

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





Floor Plan



Ground Floor

First Floor

Gross Internal Floor Area : 119.3 m2 ... 1284.13 ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.