



**2 Gwarth An Drae, Helston, TR13 0BS**

**£345,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 2 Gwarth An Drae

- THREE BEDROOM LINK DETACHED HOUSE
- GARAGE AND DRIVEWAY PARKING
- MODERN COMFORTABLE HOME
- POPULAR RESIDENTIAL AREA
- WELL PROPORTIONED RESIDENCE
- COUNCIL TAX D
- FREEHOLD
- EPC C-70

Situated in a sought after residential area of Helston is this lovely three bedroom link detached house with a garage and driveway parking.

Gwarth an Drae is located in a popular residential area that is set on the outskirts of the town and is conveniently placed for local amenities, schooling and country walks to Lowertown and the Cober Valley.

Located on a generous plot the well proportioned residence provides a modern comfortable home that offers a great deal to potential buyers and in particular those seeking a family home.

An archway from the lounge to the dining room and conservatory beyond, allows natural light to flow seamlessly from the front of the property towards the rear, so creating a vibrant and welcoming living space. The triple aspect conservatory provides an excellent vantage point for the well established gardens to the rear and would seem a perfect place in which to unwind. A modern and well equipped kitchen leads on to the useful utility area and cloakroom.

On the first floor there are two comfortable double bedrooms with handy built in wardrobes and a third bedroom with a built in storage cupboard.

A real highlight of the property is the thoughtfully conceived, landscaped, rear garden which boasts an array of specimen plants and trees and enjoys good degrees of privacy. The rear patio would seem an excellent place in which to sit out and enjoy afternoon and early evening sunshine.

The accommodation in brief comprises an entrance hall, lounge, dining room, kitchen, conservatory, cloakroom, utility room, three bedrooms and a bathroom. The property benefits from double glazing and gas fired central heating.











## LOCATION

Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctor surgeries, churches and also many clubs and societies. There are a number of well regarded primary schools, a comprehensive school with sixth form college and a leisure centre with indoor heated pool.

## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

### ENTRANCE HALLWAY 13'9" in length (4.19m in length)

With wood effect flooring, opening to the staircase, door to understairs storage cupboard with alarm panel (not known if in working order), doors to the kitchen and lounge.

### LOUNGE 13'9" x 12'4" (4.19m x 3.76m)

Enjoying a sunny aspect with a large window looking out over the front garden. There is wood effect flooring and a gas fire, set atop a polished hearth with wood trim, which acts as a focal point for the room. An archway to the dining room.

### DINING ROOM 9'1" x 8'7" (2.77m x 2.62m)

With wood effect flooring and a sliding patio door to the conservatory.

### CONSERVATORY 9'7" x 8'1" (2.92m x 2.46m)

A triple aspect room, with a vaulted ceiling, skylights and an array of windows providing a lovely outlook over the rear garden. French doors open out onto the rear patio area.

### KITCHEN 9'1" x 8'7" (2.77m x 2.62m)

Comprising a modern fitted kitchen with working top surfaces, incorporating a one and a half bowl stainless steel sink unit with drainer, swan's neck mixer tap over and a ceramic electric hob with hood over. There are a useful range of base units with drawers and cupboards under and wall units with display shelves over. These are complemented by white 'metro' style tiling and spotlighting. Integrated appliances include an electric oven and dishwasher, whilst there is a bespoke microwave shelf and space for a free standing fridge freezer. There is a pantry with shelving and the electric consumer unit, vinyl flooring, a window to the rear aspect and a door to the utility room.

### UTILITY ROOM 6'1" x 5' (1.85m x 1.52m)

With worksurface, with space under for washing machine, a wall mounted gas fired boiler, vinyl flooring, internal door to garage, service door to the rear garden and a door to the cloakroom

### CLOAKROOM

Having a low level w.c, white corner wash handbasin with tiled splash back, vinyl flooring and an obscure glazed window to the rear.

A staircase rises to the first floor.



## FIRST FLOOR

### LANDING

With loft hatch to the roof space and doors to the bathroom and all three bedrooms.

### BEDROOM ONE 13'1" x 8'8" (3.99m x 2.64m)

Pleasant double bedroom with built in wardrobe with hanging rail, shelving and storage. There is a window to the rear aspect with views to open countryside beyond neighbouring houses.

### BEDROOM TWO 14' x 9' (inc built in wardrobes) (4.27m x 2.74m (inc built in wardrobes))

Double bedroom with built in wardrobe with hanging rail, shelves and storage. A window to front aspect.

### BEDROOM THREE 10'8" x 9'4" (narrowing to 6'1") (3.25m x 2.84m

(narrowing to 1.85m))

'L' shaped with window to front aspect and a storage cupboard with slatted shelving.

### BATHROOM

With an attractive white fitted suite, comprising a low-level w.c, pedestal wash hand basin with a mixer tap over and a white panelled bath with an electric shower and curtain rail over. There is a chrome ladder style towel rail, recessed spotlighting, an extractor and crisp white tiling to the floor and walls. Obscure glazed window to rear aspect.

### OUTSIDE

The front garden is laid largely to lawn with Cornish hedging and mature plants, shrubs and trees at the borders. A pathway leads around to the side of the property. A generous driveway with parking for a number of vehicles leads on to the garage.

### GARAGE 16'6" x 8'5" (5.03m x 2.57m)

With electric up and over door, power and light and a hatch to the roof void.

The rear garden is nicely enclosed and enjoys good degrees of privacy. Neatly arranged with pathways interspersed with display borders and mature plants and trees. There is a lovely patio area looking out over the garden and an outside tap.

### SERVICES

Mains electricity, water, gas and drainage.







#### **DIRECTIONS**

From Helston town centre, proceed up Wendron Street and along Godolphin Road. At the Turnpike roundabout, turn left signposted Redruth and follow this road passing the Fire Station on the left hand side. At the next roundabout turn left. Follow this road through Water-Ma-Trout Industrial Estate and as one descends the hill, go over the mini roundabout and take the next turning right. Proceed along the road and take the first turning right into Gwarth An Drae where the property can be found on the left hand side.

#### **VIEWING**

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

#### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>  
To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

#### **COUNCIL TAX**

Council Tax Band D

#### **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### **PROOF OF FINANCE - PURCHASERS**

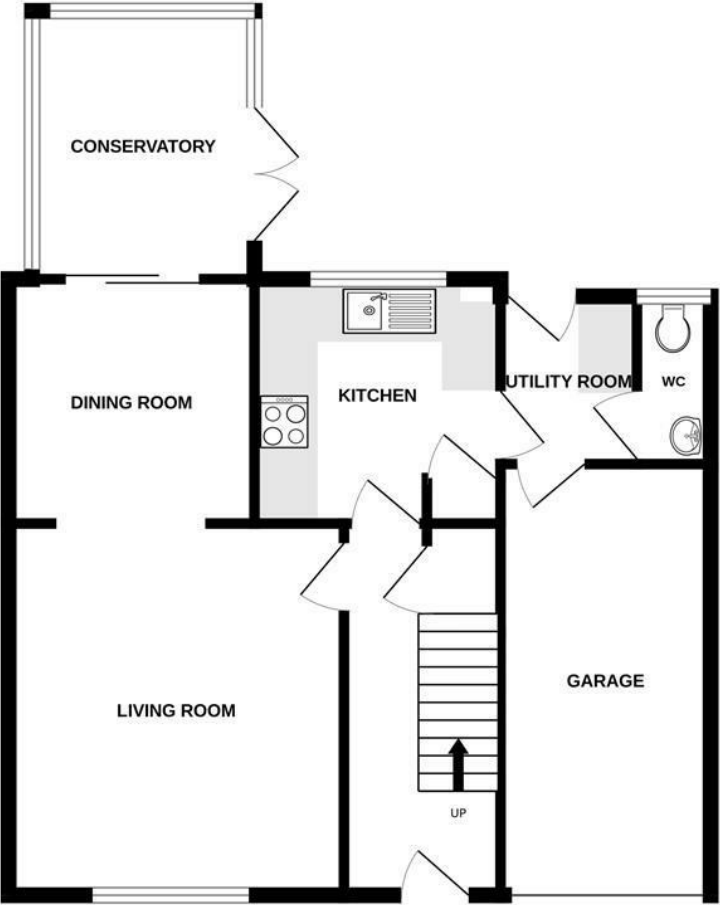
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED.**

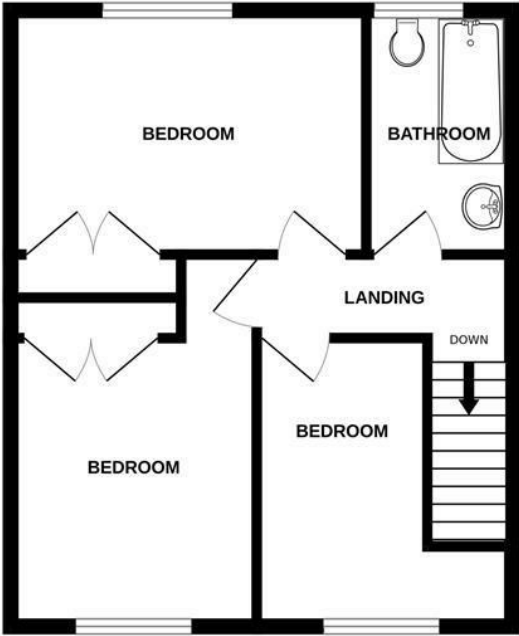
23rd April 2025



GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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