



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

**£300,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# 1 Gwarth An Drae

- THREE BEDROOM LINK DETACHED HOUSE
- PERFECT FAMILY HOME
- SOUGHT AFTER LOCATION CLOSE TO AMENITIES AND WOODED RIVERSIDE WALKS
- UTILITY ROOM AND CLOAKROOM
- GARDENS TO THE FRONT AND REAR
- INTEGRAL GARAGE WITH REMOTE ROLLER DOOR
- FREEHOLD
- COUNCIL TAX C
- EPC - C7I

This fantastic three bedroom home presents an excellent opportunity for anyone seeking a comfortable and versatile family property. Situated in a much sought after residential area, it's perfectly placed for both primary and secondary schooling, as well as wooded riverside walks through the Cober Valley. The accommodation is perfectly suited for modern family living offering plenty of space and versatility. The entrance hallway leads to a spacious lounge/dining room that flows into the conservatory, a bright, flexible space that opens directly onto the garden, perfect for relaxing or entertaining. The ground floor also features an attractive kitchen, a useful utility room, and a convenient cloakroom.

Upstairs, there are three bedrooms and a family shower room, with the front bedrooms enjoying attractive rural views across surrounding properties.

Outside, the property benefits from an integral garage with a remote-controlled roller door, and an enclosed, low-maintenance rear garden offering a safe and private space for children or pets. All in all, this is a superb family home at an engaging price and we would strongly encourage an early viewing.











Helston is the gateway to The Lizard Peninsula with its stunning features, coves and cliff top walks. The town itself is a bustling market town providing facilities that include national stores, health centres, a cinema and leisure centre with indoor pool. From Gwarth An Drae itself, one can access the foot path that leads down into the Cober Valley with its lovely river side walks. The property is conveniently situated for both well regarded secondary and primary schools. At the top of the close you will find yourself on the main Helston town bus route.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

##### **FEATURE GLAZED DOOR**

With matching glazed side panels to the entrance hallway.

##### **ENTRANCE HALLWAY**

With coat hanging space, understairs storage cupboard and doors to the kitchen and lounge/diner.

##### **LOUNGE/DINER 24'1" x 11'5" (narrowing to 8'10") (7.36 x 3.5 (narrowing to 2.7))**

With a window to the front aspect, feature living flame gas fire with wood surround and stone effect hearth. A sliding glazed patio door leads back to the conservatory.

##### **CONSERVATORY 8'1" x 8'1" (2.48 x 2.47)**

A lovely triple aspect room with views out onto the garden. A French door to the patio area, roof fan and stone effect vinyl flooring.

##### **KITCHEN 9'1" x 8'6" (2.78 x 2.60)**

A white fitted kitchen with Butcher's block effect worktop that incorporates a one and a half bowl stainless steel sink drainer unit. There are a mix of base and drawer units under and wall cupboards over, built-in refrigerator, a space is provided for an oven and there is a hood over and the worktops have tiled splashbacks. There is a window to the rear aspect that overlooks the garden, tiled effect vinyl flooring and a large shelved storage cupboard with door to the utility room.

##### **UTILITY ROOM 6'6" x 5'1" (2 x 1.55)**

Spaces are provided for a washing machine and dishwasher, gas boiler, tile effect vinyl flooring, a door to the rear garden and service door back to the garage. With a door to the cloakroom.



### CLOAKROOM

With w.c. and wall mounted wash hand basin with tiled splashback and mirror over, tiled effect vinyl flooring and obscure glazed window to the rear aspect.

From the hallway, stairs rise to the first floor landing with a loft hatch roof space and doors to the bedrooms and the shower room.

### BEDROOM ONE 10'1" x 8'3" (3.09 x 2.53)

With a built-in wardrobe, shelf and hanging space. A window to the front aspect with a view to open countryside over the top of other properties.

### BEDROOM TWO 9'10" x 9'1" (3 x 2.79)

With a window to the rear aspect over the garden with two built-in wardrobes with shelf and hanging space.

### BEDROOM THREE 10'7" x 8'11" (maximum measurements) (3.25 x 2.72 (maximum measurements))

Being L-shaped with a window to the front aspect with built-in desk and shelves.

### SHOWER ROOM

With glazed and tiled walk-in shower cubicle, w.c., wash hand basin set into a vanity unit with storage under and tiled splashback and mirror over. Part tiling to the walls, extractor, obscure window to the rear aspect and chrome towel drying radiator.

### OUTSIDE

At the front there is a gravelled garden with shrubs at its borders and a driveway with parking that leads to a garage.

### GARAGE 16'6" x 8'8" (5.05 x 2.65)

With a remote control roller door, power, light and loft hatch to a roof space.

### REAR GARDEN

Being nicely enclosed, with beds at its borders and mainly hard landscaped, for ease of maintenance. There are patio areas and an outside tap.

### SERVICES

Mains water, gas, electricity 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 and no. 1 will be the first property on the right.

#### **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 C.

#### **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.**

1st August 2025





## Ground Floor

Approx. 68.7 sq. metres (739.0 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



Total area: approx. 106.8 sq. metres (1150.0 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |





## Christophers Estate Agents

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