



67 Gwarth An Drae, Helston, TR13 0BS

£335,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

67 Gwarth An Drae

- FOUR BEDROOM, SEMI-DETACHED FAMILY HOME
- MAINS GAS CENTRAL HEATING AND DOUBLE GLAZING
- EN-SUITE MASTER BEDROOM
- GARDENS TO THE FRONT AND REAR
- BENEFITTING FROM SOLAR PANELS
- COUNCIL TAX C
- EPC TO BE CONFIRMED
- FREEHOLD

Situated in the well regarded residential cul-de-sac of Gwarth-an-Drae is this four bedroom, semi-detached family home. The well presented property, which benefits from mains gas central heating and double glazing, is well proportioned and boasts an en-suite master bedroom. To the outside are gardens to the front and rear, which boasts well established plants and shrubs. Whilst to the side is a driveway which provides parking and leads to a garage. The residence benefits from solar panels, which we are advised are owned outright by the property.

In brief, the accommodation comprises a hall, lounge and completing the ground floor, a kitchen/diner. On the first floor is a landing, bathroom and four bedrooms, with the master bedroom benefiting from an en-suite shower room.

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)

A DOOR TO THE HALL

HALL

With stairs to the first floor, a door to the lounge and a door to the w.c.

W.C.

Comprising a close coupled w.c., wash basin with surround and mixer tap over and cupboards under. There is also a tiled splash back and a frosted window to the side.

**LOUNGE 42'7"19'8" x 39'4"9'10" (maximum measurements)
(13'6" x 12'3" (maximum measurements))**

With an outlook to the front and having views over other properties towards open countryside. There is an understairs cupboard and a door to the kitchen.

KITCHEN 15'9" x 9'6" (4.80m x 2.90m)

Comprising working top surfaces, incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under with wall cupboards over. There is a built-in oven with induction hob and hood over, fridge/freezer and a dishwasher. The room has partially tiled walls and an outlook to the rear garden and patio doors open onto the outside.

STAIRS AND LANDING

With doors to all bedrooms, a built-in cupboard, access to the loft and a door to the bathroom.

BATHROOM

Comprising a close coupled w.c., wall mounted wash basin with mixer tap over, bath with shower over and the room has partially tiled walls and a frosted window to the rear.

MASTER BEDROOM 13'6" x 8'9" (4.11m x 2.67m)

Having an array of built-in bedroom furniture and providing access to the loft. There is an outlook over other properties towards open countryside. A door to the en-suite.

EN-SUITE

Comprising a w.c., with concealed cistern, wash basin with mixer tap, surround and cupboards under and a shower cubicle with both rain and flexible showerhead. There is a frosted window to the rear.

BEDROOM TWO 11'6" x 9' (maximum measurement) (3.51m x 2.74m (maximum measurement))

With an outlook to the front and over other properties towards open countryside. The room has built-in wardrobes.

BEDROOM THREE 9'3" x 9' (2.82m x 2.74m)

With an outlook to the rear garden.

BEDROOM FOUR 7'6" x 6'3" (2.29m x 1.91m)

With an outlook to the front and over other properties, towards open countryside.

OUTSIDE

The front garden is mainly laid to lawn with flower beds and to the side, the driveway provides parking and leads to a garage with remotely operated electric door. The rear garden is of good size and has both lawned areas and hard landscaped areas, which it would seem ideal for al fresco dining and entertaining. The garden boasts well established plants and shrubs.

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. Continue into Gwarth-an-Drae, passing two turnings on the right hand side and the property will be found on your right.

AGENTS NOTE

We are advised that the solar panels at the property, have been bought outright by the residents.





VIEWING

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

COUNCIL TAX

Council Tax Band C.

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/>

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.

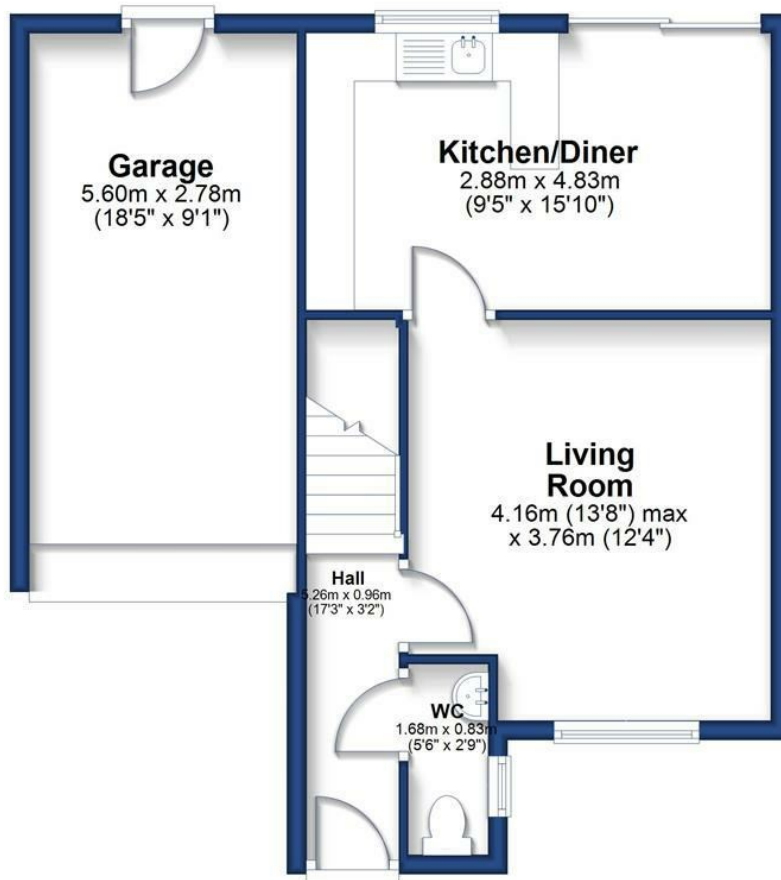
DATE DETAILS PREPARED.

2nd July 2025



Ground Floor

Approx. 52.7 sq. metres (567.2 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.5 sq. feet)



Total area: approx. 103.3 sq. metres (1111.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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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