



Gweal Pawl

Redruth

TR15 3DN

Asking Price - £290,000

- IMMACULATE MODERN FAMILY HOME
- THREE BEDROOMS
- LARGE LIVING ROOM
- BEAUTIFUL CONSERVATORY
- KITCHEN AND UTILITY/CLOAK ROOM
- ENCLOSED SUNNY GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF ROAD PARKING FOR TWO CARS
- SOUGHT AFTER LOCATION
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 839.00 sq ft



3



1



1



C76

### PROPERTY DESCRIPTION

Situated in a popular residential development on the outskirts of Redruth is this immaculately presented, modern family home will suit a wide range of buyers due to the convenient location, easy to maintain garden and two allocated parking spaces. The accommodation briefly comprises of an entrance hall, kitchen, large living room, conservatory, utility/cloak room, three bedrooms and a modern shower room. The rear garden is brick paved throughout with an outhouse providing additional storage. There are two allocated parking spaces directly behind the garden, which can be accessed through a wooden gate.

### ACCOMMODATION IN DETAIL

(All measurements are approximate)

#### ENTRANCE

Composite obscure double glazed door into:

#### ENTRANCE HALL

Wood flooring, radiator, stairs to first floor, door to living room and entrance to kitchen.

#### KITCHEN

9'3" x 7'8" (2.82m x 2.36m)

A lovely kitchen fitted with a range of gloss finish saker style base and wall units with granite effect work surfaces, Metro tiled splash backs, extractor hood over an integral "Neff" electric oven with gas hob, stainless steel sink with mixer tap, space for fridge/freezer and dishwasher, wall mounted "Ideal" combination boiler, wood flooring.

#### LIVING ROOM

16'2" x 15'10" (4.93m x 4.83m)

A large living space with plenty of space for a family suite and dining table if required, TV aerial point, two radiators, wood flooring, access to the under stairs storage and sliding doors leading into:

#### CONSERVATORY

9'6" x 8'11" (2.9m x 2.74m))

A wonderful addition to the home offering a private and light space, perfect for dining with patio doors to the rear garden, radiator, wall lights, wood effect flooring, door into:

#### UTILITY/CLOAK ROOM

This utility/cloak room is a necessity for any family. There are white gloss overhead and undercounter units for storage with a granite effect work surface, tiled splash back, tiled flooring, shelving, space for a washing machine and tumble dryer, a traditional sink with spot lighting above, low level W/C, radiator and obscure double glazed window.

### FIRST FLOOR

### LANDING

Loft access hatch, doors to bedrooms and shower room

#### BEDROOM ONE

10'5" x 9'2" (3.2m x 2.8m)

An impressive master bedroom with a feature wood panel wall, large fitted wardrobe, double glazed window, radiator.

#### BEDROOM TWO

12'7" x 10'4" (3.86m x 3.15m)

A good sized double room with feature panelled wall, double glazed window, radiator.

#### BEDROOM THREE

13'5" x 6'9" (4.1m x 2.08m)

A comfortable single bedroom with Velux window and radiator.

#### SHOWER ROOM

A beautiful modern shower room with a spacious walk-in power shower with a transparent surround and mood lighting underneath, traditional style washstand, W.C traditional radiator, integral storage, extractor fan with light, above sink mirror with side lighting and electric points, obscure double glazed window.

### OUTSIDE

The rear garden offers a sunny, enclosed and low maintenance space which is predominantly laid to brick paving with a sheltered seating area and stepped paving slabs leading to a useful block storage shed. A pedestrian gate also give access to the off road parking spaces for two cars.

### MATERIAL INFORMATION

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Allocated and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No



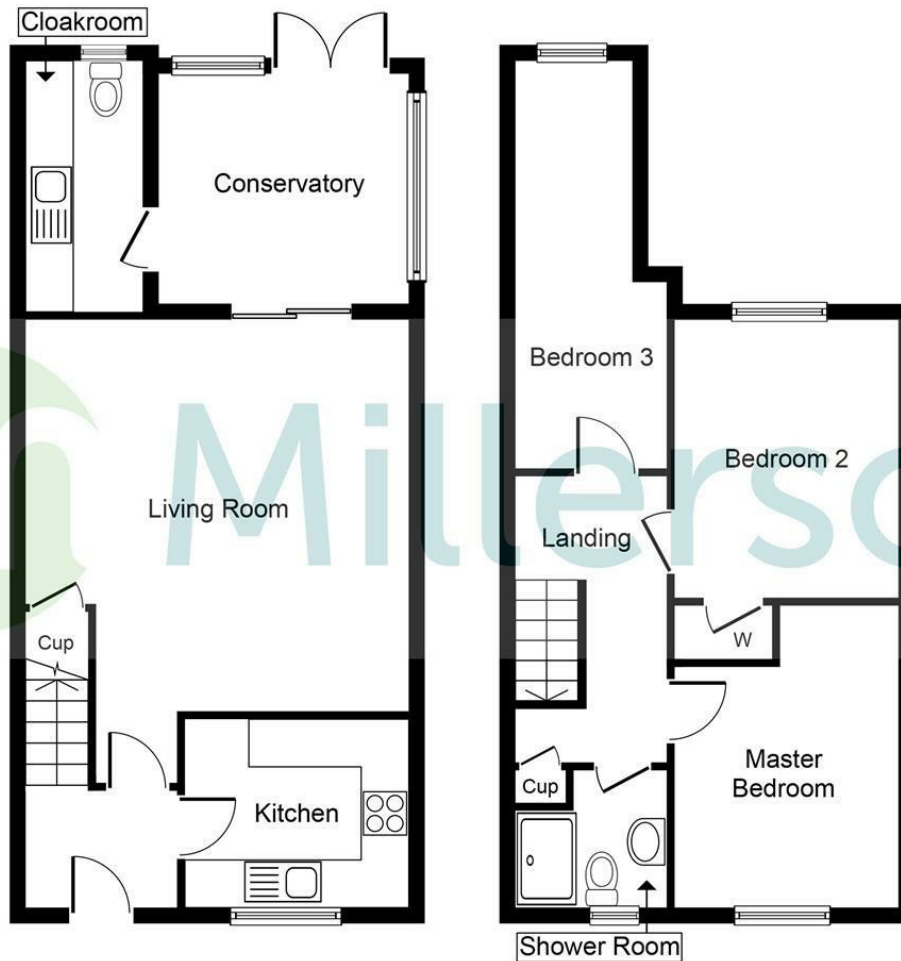


Restrictions - Tree  
 Preservation Orders: None  
 Public right of way: No  
 Long-term area flood risk: Yes -  
 Data from Gov.uk for period  
 2040-2060 however the  
 property and surrounding area  
 hasn't flooded since new.  
 Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: No  
 Planning permission issues:  
 No  
 Accessibility and adaptations:  
 None  
 Coal mining area: No  
 Non-coal mining area: Yes

All information is provided  
 without warranty. Contains  
 HM Land Registry data ©  
 Crown copyright and database  
 right 2021. This data is  
 licensed under the Open  
 Government Licence v3.0.

The information contained is  
 intended to help you decide  
 whether the property is  
 suitable for you. You should  
 verify any answers which are  
 important to you with your  
 property lawyer or surveyor or  
 ask for quotes from the  
 appropriate trade experts:  
 builder, plumber, electrician,  
 damp, and timber expert.



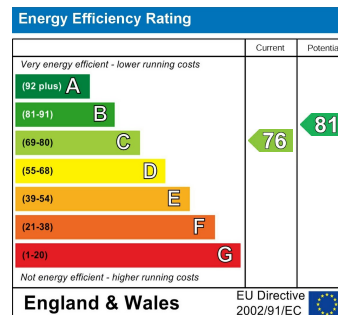


**Ground Floor**

**First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

Copyright V360 Ltd 2021 | [www.houseviz.com](http://www.houseviz.com)



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

Millerson Estate Agents  
29 Commercial Street

Camborne

Cornwall

TR14 8JX

E: [camborne@millerson.com](mailto:camborne@millerson.com)

T: 01209 612255

[www.millerson.com](http://www.millerson.com)

Scan QR Code For  
Material Information



Scan  
me!

 **Millerson**  
[millerson.com](http://millerson.com)