



Gwel-An-Wheal

St. Ives

TR26 1DE

Asking Price £475,000

- Spacious Detached Dormer Bungalow
  - 4 Bedrooms
  - 2 Reception Rooms
- Ample Drive way Parking
  - Car Port
- Gas Central Heating
- Large Enclosed Rear garden
  - Cellar
  - Office
- Large Garden Room



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1442.36 sq ft



4



2



2



E50

### Entrance

Quad pane front door opening into:

### Reception Porch

Tiled flooring. Glazed windows to either side. Multi pane obscure glazed door with obscure picture window to the side opening into:

### Reception Hall

Carpet. Carpeted stairs rising to the first floor landing. Doors opening into:

### Dining Room

12'04 x 10'11 (3.76m x 3.33m)

Carpet. Radiator. Double glazed window to the side aspect. Doors opening into:

### Living Room

12'05 x 10'04 (3.78m x 3.15m)

Carpet. Radiator. Double glazed patio doors opening onto the side garden and driveway. Double glazed window to the front aspect.

### Kitchen

13'07(max) x 10'11(max) (4.14m(max) x 3.33m(max) )

An 'L' shaped room. Vinyl flooring. Base level units and drawers offering rolled edge worksurfaces above incorporating a stainless steel sink drainer. Recess for a free standing electric cooker and recess for a washing machine.. Floor level gas boiler. Eye level units. Double aspect double glazed windows to either side. Radiator. Extractor fan. Door opening into:

### Garden Room

19'00 x 7'08 (5.79m x 2.34m)

Carpet. Double glazed windows to the rear aspect overlooking the enclosed rear garden. Stable type door opening out onto the rear garden. 2 x radiators. Door into:

### Office

15'05 x 10'05 (4.70m x 3.18m)

Carpet. Radiator. Double glazed window to the rear aspect over

looking the enclosed rear garden. Door leading out into the car port. Doors into:

### Shower Room

7'09 x 3'09 (2.36m x 1.14m)

Vinyl flooring. Low level W/c. wall hung basin with tiled splashbacks. Shower cubicle with shower above of the mains and tiled splashbacks with glazed sliding doors. Extractor fan

### Access to Cellar

From the office is a door opening into an inner hall with floor hatch opening to a stair case that leads down into:

### Cellar

15'06 x 13'06 (4.72m x 4.11m )

Work bench. Power and light connected. It must be noted that the cellar offer limited head height.

Returning to the reception hall there are further doors opening into:

### Bathroom

7'09 x 7'00 (2.36m x 2.13m)

Tiled flooring. Twin gripped panel bath with tiled surrounds and splashbacks. pedestal hand wash basin. Low level W/c. Corner shower with glazed sliding doors and an electric shower above. Heated towel rail. Extractor fan.

### Bedroom

10'05 x 9'06 (3.18m x 2.90m)

Carpet. Radiator. Double glazed window to the rear looking into the garden room. Extractor.

### Bedroom

12'03 x 10'04 (3.73m x 3.15m )

Carpet. Radiator. Double glazed window to the front aspect.

From the reception hall are carpeted stairs rising to:

### Landing

Carpet. Doors opening into:





### Bedroom

11'04 x 11'04 (3.45m x 3.45m )

Carpet. Radiator. Bonnet ceiling. Built in storage cupboard offering shelving with a wardrobe to side. Storage into the eaves. Double glazed window to the side aspect.

### Separate W/c

Low level W/c. Vanity hand wash basin. Obscure glazed window.

### Bedroom

15'00 x 11'04 (4.57m x 3.45m )

Carpet. Radiator. Double glazed window to the front aspect and a glazed window to the side aspect offering sea glimpses. Storage into the eaves. Built in drawers.

### Outside

To the front of the property there are two driveway areas to either side. The driveway to the left leads into:

### Car Port

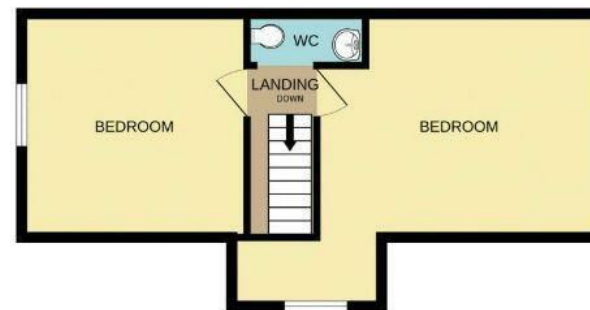
18'07 x 14'02 (5.66m x 4.32m )

The carr pport creates the ideal covered area for a car or for storing items such as beach equipment. To the rear, the door opening into the office.



### Outside Cont'd

The front garden is lawned with raised and tiered beds. From the righthand driveway is gated access into the rear garden which can also be accessed from the garden room. The large rear garden offers a patio area with lawn garden beyond and incorporates 2 sheds and a green house. There is also a built in garden store. The garden is fully enclosed by fencing and walling and will prove suitable for both children and pets.



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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

## Buying To Rent Out?

Are You....

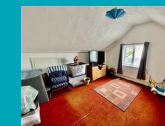
- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

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Manager Lizzie Collins  
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## Contact Us

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