2 Gwel An Jynnji

Wheal Rose
Redruth
TR16 5FE

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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SUBSTANTIAL DETACHED MODERN HOUSE IN QUIET LOCATION

This large detached modern house is situated in a quiet location, within the hamlet of Wheal Rose. Constructed just over two years ago, the dwelling has been finished to a high standard and provides the perfect family home.

Offering generously proportioned rooms throughout, the accommodation includes; six bedrooms (master en-suite), bathroom and shower room, open plan kitchen/dining/sitting room, utility room and integral garage.

There is a driveway providing ample off road parking as well as an enclosed rear garden.

EPC - B. Freehold. Council Tax - E.

Guide Price £735,000

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THE PROPERTY

2 Gwel An Jynnji is a substantial six bedroom detached modern house situated in a semi rural location within the hamlet of Wheal Rose. The dwelling was constructed just over two years ago, to a very high standard throughout with quality fixtures and fittings. The property benefits from underfloor heating via an air source heat pump to the ground floor, an open expansive kitchen/living room providing a social/ entertaining space with bi-folding doors accessing the garden. In all, the accommodation comprises; entrance hallway, shower room, bedroom, open plan L shaped kitchen, dining, sitting room with bi-folding doors out into the rear garden, utility room and integral garage to the ground floor with five bedrooms (master en-suite) and a bathroom to the first floor. There is a driveway providing off road parking for numerous vehicles, with gated access to both sides of the property leading to an enclosed rear garden laid to patio and lawn.

WHEAL ROSE

Wheal Rose is a small village approximately eight miles west of Truro city and two miles from the north Cornish coast at Porthtowan. The A30 is within a mile. Redruth is approximately three miles away and here there is a good range of everyday facilities.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

REDRUTH

In Redruth there are a selection of shops and a comprehensive secondary school whilst between Redruth and Camborne there are a selection of out-of-town stores and supermarkets. The nearest beach is at Porthtowan and golf at Tehidy Country Park.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

Benefitting from underfloor heating throughout the ground floor.

ENTRANCE HALLWAY

Spacious entrance hallway with stairs rising to the first floor, and doors into;

SHOWER ROOM

2.19m x 1.58m (7'2" x 5'2")
Comprising walk in shower cubicle, vanity hand wash basin and low level w.c. Heated towel rail and extractor fan.

BEDROOM

3.52m x 3.17m (11'6" x 10'4")
Window to front.

SITTING ROOM

6.76m 3.94m (22'2" 12'11")
Window to rear overlooking garden.

KITCHEN/DINING ROOM

5.68m x 4.66m (18'7" x 15'3")
A large, social open plan kitchen/dining room fitted with a high specification kitchen suite comprising a range of base and eye level units with worktops over with inset sink and drainer unit with window to side aspect. Central island with overhanging worktop allowing for a breakfast bar. Integrated twin oven and microwave, hob with extractor fan over, fridge/freezer and dishwasher.

Ample space for dining table with bi-folding doors accessing the patio and garden space.

UTILITY ROOM

2.32m x 1.43m (7'7" x 4'8")
Window to side aspect with fitted units with inset sink and drainer unit and cupboards beneath with integrated washing machine. Useful storage space. Door into;

INTEGRAL GARAGE

5.44m x 4.20m (17'10" x 13'9")
Electric up and over door, with space to park vehicle and have workbench/storage space. Housing hot water cylinder.

FIRST FLOOR

LANDING

Access to loft, doors into;

STORAGE CUPBOARDS

Two useful cupboards providing storage facilities for multiple purposes.

BEDROOM

4.73m x 3.49m (15'6" x 11'5")
Window to rear. Radiator. Door into;

EN-SUITE

2.37m x 1.09m (7'9" x 3'6")
Comprising shower cubicle, vanity hand wash basin and low level w.c. Obscured window to side, heated towel rail and extractor fan.

BEDROOM

3.69m x 3.60m (12'1" x 11'9")
Window to front. Radiator.

BEDROOM

3.59m x 3.49m (11'9" x 11'5")
Window to rear. Radiator.

BEDROOM

4.23m x 2.44m (13'10" x 8'0")
Window to front. Radiator.

BEDROOM

3.42m x 3.05m (11'2" x 10'0")
Window to rear. Radiator.

BATHROOM

2.40m x 1.75m (7'10" x 5'8")
Comprising bath with shower over, vanity hand wash basin and low level w.c. Obscured window to front, heated towel rail and extractor fan.

OUTSIDE

Situated in a quiet location, within a small cul-de-sac of modern dwellings, No.2 is approached via a tarmacadam road leading to a brick paved driveway providing off road parking for numerous vehicles. There is gated side access leading to the rear garden that is very private and enjoys the sunny aspect throughout the day. The rear garden is completely enclosed with timber fencing and laid to a combination of patio and lawn.

SERVICES

Mains water and electric. Private drainage via a sewage treatment system. Air source heating.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

E.

TENURE

Freehold.

DIRECTIONS

From the Truro direction, proceed in a westerly direction on the A30 and take the first exit signposted to Scorrier. At the road junction take the right hand turning proceeding over the road bridge and take the left hand turning signposted to Wheal Rose. Proceed through the village and just after passing the engine house on the left hand side take the left hand turning into Gwel An Jynnji and No.2 can be found on the left hand side.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

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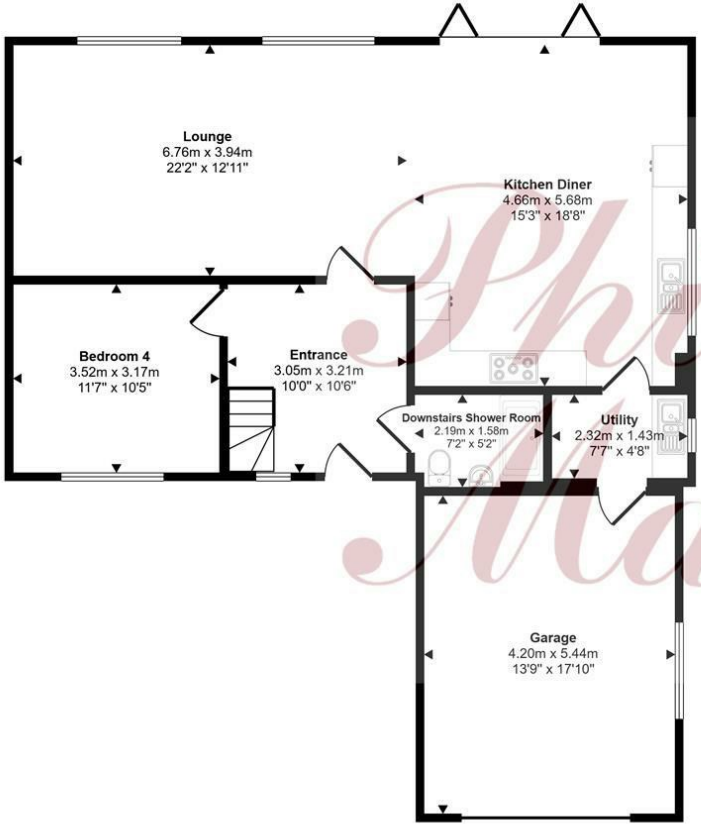
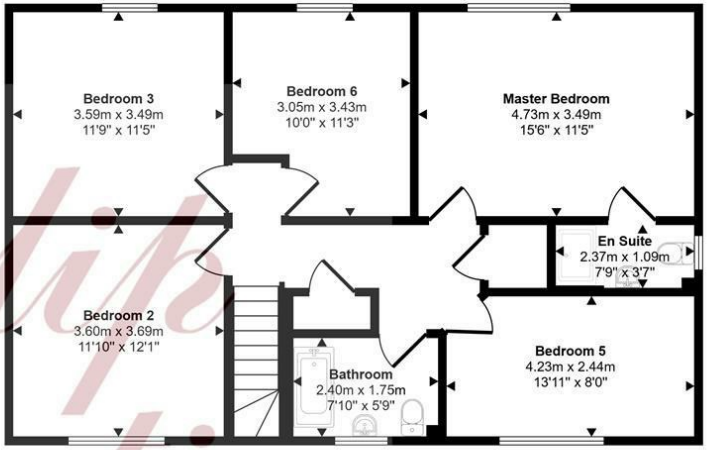
Approx Gross Internal Area
193 sq m / 2077 sq ft

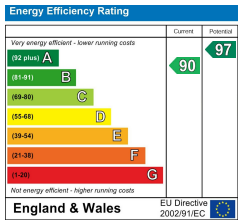


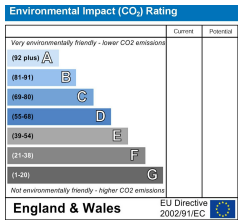
Ground Floor
Approx 108 sq m / 1161 sq ft



First Floor
Approx 85 sq m / 916 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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