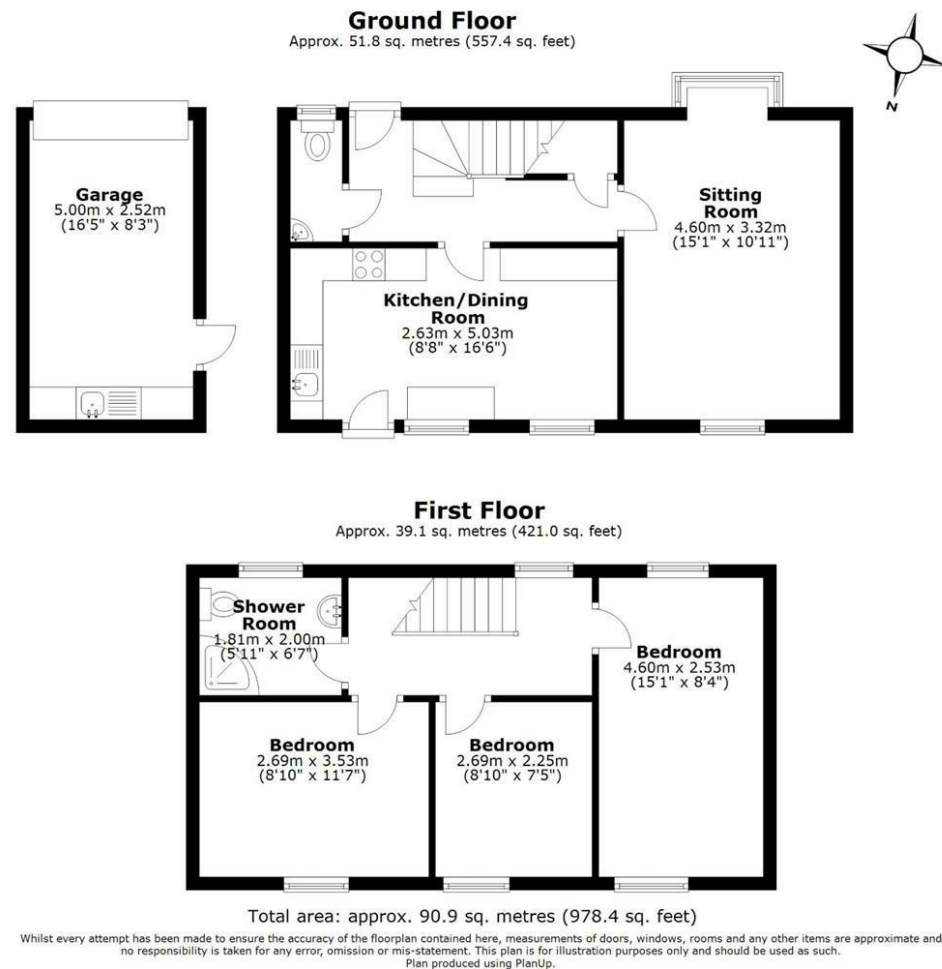


## PROBUS

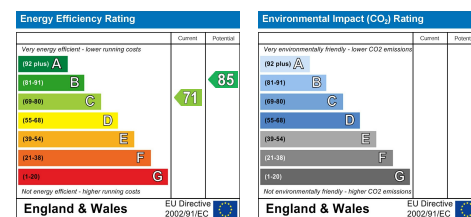


### 5 Gwel an Nans, Probus

#### KEY FEATURES

- Three Bedrooms
- Kitchen/Dining Room
- Sitting Room
- Cloakroom
- Shower Room
- Enclosed Rear Garden
- Garage With Utility
- Parking For Three Cars
- Gas Central Heating
- No Chain

#### ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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### 5 GWEL AN NANS, PROBUS, TRURO, TR2 4ND SPACIOUS DETACHED MODERN HOUSE

In a popular village setting and enjoying far reaching countryside views from the front. Extremely well presented and improved over the years with modern kitchen and shower room.

Three bedrooms, sitting room, kitchen/dining room, cloakroom and shower room.

Parking for three cars. Garage with electric door and utility area.

South facing aspect. Front and rear gardens.

Gas central heating. Double glazing. No Chain.

Freehold. Council Tax Band D. EPC C.

GUIDE PRICE £350,000



## GENERAL COMMENTS

5 Gwel An Nans is a spacious detached modern house occupying a large plot within a favoured residential development. The house faces due south and enjoys far reaching views from the front and enjoys the last of the days sun in the rear garden. It is beautifully presented throughout and has been greatly improved in recent years including replacement double glazing, seamless gutters, quality fitted kitchen and modern shower room and cloakroom. The wall between the kitchen and dining room has been removed which also is a huge improvement and mains gas central heating has been installed. The accommodation includes three bedrooms and shower room on the first floor with sitting room, kitchen/dining room and cloakroom downstairs. At the front is a tarmac driveway with parking for three cars and a single garage with electric roller door. The rear garden is enclosed and has been landscaped with terraced level lawn and patio. There are many mature shrubs and plants and the garden is also beautifully maintained. A new fence has been erected very recently and therefore the garden is extremely secure. The property is being sold with no chain.

## PROBUS

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including Parish Church, public house, primary school, farm shop, general stores with post office, village hall, Chinese and Indian takeaways and even a fish and chip shop. A very regular bus service connects to both St. Austell and Truro and here there are a wider range of facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

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

## ENTRANCE HALL

Stairs to first floor with storage cupboard below. Radiator.

## CLOAKROOM

A tiled room with modern fittings including low level w.c, vanity wash hand basin, mirror fronted cabinet, tiled floor. Frosted window to front.

## KITCHEN/DINING ROOM

16'6" x 8'7" (5.03m x 2.63m)

Excellent range of modern shaker style base and eye level units. Integral appliances including electric double oven, gas hob with extractor hood over, dishwasher, space for fridge/freezer. One and a half bowl stainless steel sink/drain, further built in base level cupboards. Two windows overlooking the rear garden with blinds. Radiator. Half glazed door to rear garden.

## SITTING ROOM

15'1" x 10'10" (4.60m x 3.32m)

A light, twin aspect room with Bay window to front enjoying far reaching views and window overlooking the rear garden. Television and telephone points.

## FIRST FLOOR

Landing. Window to front enjoying the far reaching views. Radiator. Airing cupboard with slatted shelves and housing Worcester gas fired combination boiler.

## BEDROOM ONE

15'1" x 8'3" (4.60m x 2.53m)

A twin aspect room with windows to front enjoying the far reaching countryside views and over the rear garden. Built in wardrobe and matching bedroom furniture. Radiator.

## BEDROOM TWO

8'9" x 7'4" (2.69m x 2.25m)

Window overlooking the rear garden. Radiator. Loft access with ladder. Wardrobes included in sale.



## BEDROOM THREE

11'6" x 8'9" (3.53m x 2.69m)

Window overlooking the rear garden with blind. Wardrobe and bedroom furniture. Radiator.

## SHOWER ROOM

A luxurious tiled room with modern white suite including Corner shower cubicle, low level w.c, vanity sink unit with cupboards below and mirror over. Tiled floor. Heated towel rail. Extractor Fan. Frosted window to front.

## OUTSIDE

At the front is a tarmac driveway that provides parking for three cars and access to the garage. The front garden comprises a gently sloping lawn with deep flower bed borders planted with lots of mature shrubs and plants including camellias, hellebores, snow drops, roses etc. There are outside lights. A side path leads to the rear past a pedestrian door into the garage and via a lockable gate into the rear garden.

## GARAGE

16'4" x 8'3" (5.00m x 2.52m)

Electric up an dover door. Light and power. Utility area with base and eye level units, single sink with hot water heater. Washing machine included in sale. Half glazed pedestrian door.

## REAR GARDEN

The rear garden enjoys the evening sun and a large patio runs the length of the house providing lots of sitting out space accessed from the kitchen. Steps lead up to a generous sized level lawn with flower bed borders. A replacement rear and side metal fence has been erected recently and the garden is enclosed and very secure. There are a selection of fruit trees and mature shrubs and plants including camellias, hydrangeas, etc.

## SERVICES

Mains water, electric, drainage and gas are connected.

## N.B

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

## 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.

## DIRECTIONS

Proceed into the village from the Truro direction (avoiding the Probus bypass) and take the right hand turning after the petrol station into Treviglas Lane. Proceed down the hill and turn left into Gwel An Nans and after a short distance the house is on the left hand side and easily identified by a Philip Martin sale board.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

