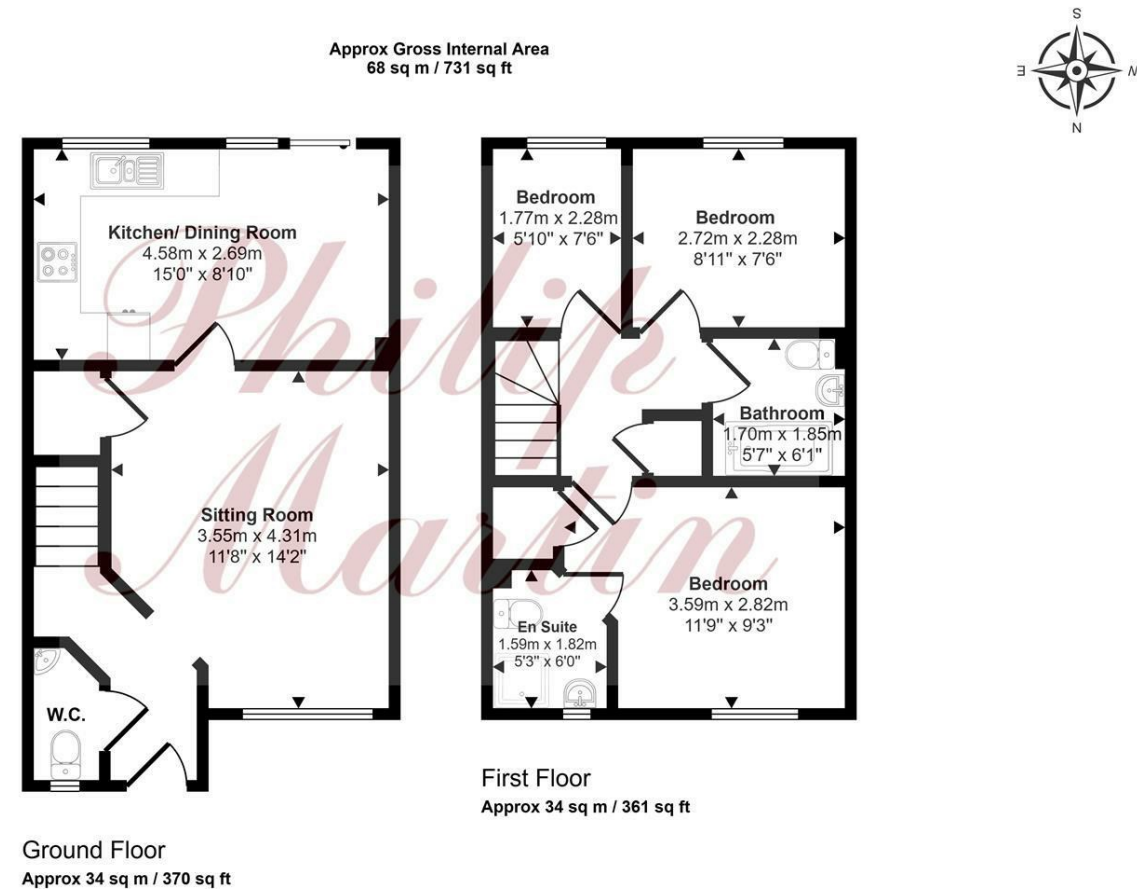


GWEL KE, TRURO

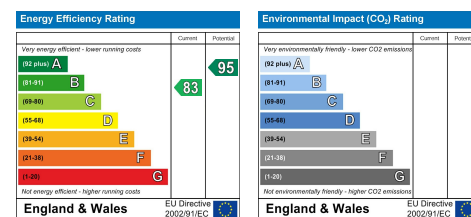


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

KEY FEATURES

- SEMI-DETACHED
- THREE BEDROOMS (MASTER EN-SUITE)
- KITCHEN/DINING ROOM
- SITTING ROOM
- BATHROOM & W.C.
- OFF ROAD PARKING
- CAR PORT
- ENCLOSED REAR GARDEN
- PLANNING PERMISSION
- POPULAR LOCATION

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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12 GWEL KE, TRURO, TR1 2GT

THREE BEDROOM MODERN HOUSE IN POPULAR LOCATION

This three bedroom house is situated in a popular residential area within Truro; and within walking distance of the city centre and train station. There is planning permission granted for a rear extension and garage conversion. The accommodation includes; cloakroom, sitting room, kitchen/dining room, three bedrooms and a bathroom. There is parking, a car port and a completely enclosed rear garden. Viewing is highly recommended.
EPC - B. Freehold. Council Tax - C.

GUIDE PRICE £325,000

THE PROPERTY

12 Gwel Ke is a modern three bedroom semi-detached house situated in a popular residential development in the heart of Truro, within walking distance of the city centre and the wide range of amenities. Well presented, in all the accommodation includes; entrance hallway, cloakroom, sitting room and a kitchen/dining room to the ground floor with three bedrooms (master en-suite) and a family bathroom to the first floor. There is off road parking, a car port that can be transformed into a garage and a completely enclosed rear garden laid to patio and lawn.

PLEASE NOTE

Planning permission has been granted for a rear extension and garage conversion to be undertaken. Further details via sole agents or via Cornwall Council planning website with reference number - PA25/00580.

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.

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

GROUND FLOOR

ENTRANCE HALLWAY

Stairs rising to first floor. Door into sitting room and into;

CLOAKROOM

Low level w.c. and pedestal hand wash basin. Obscured window to front.

SITTING ROOM

14'1" x 11'7" (4.31m x 3.55m)

Window to front. Understairs storage cupboard. Radiator. Door into;

KITCHEN/DINING ROOM

15'0" x 8'9" (4.58m x 2.69m)

A light social room with double doors opening out onto patio and rear garden. Kitchen comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer with window overlooking garden. Integrated appliances including fridge/freezer, oven and hob with extractor fan over, dishwasher and washing machine. Cupboard housing gas boiler. Ample space for table. Radiator.

FIRST FLOOR

LANDING

Access to storage cupboard. Doors into;

BEDROOM

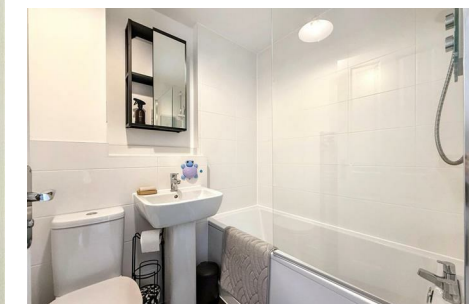
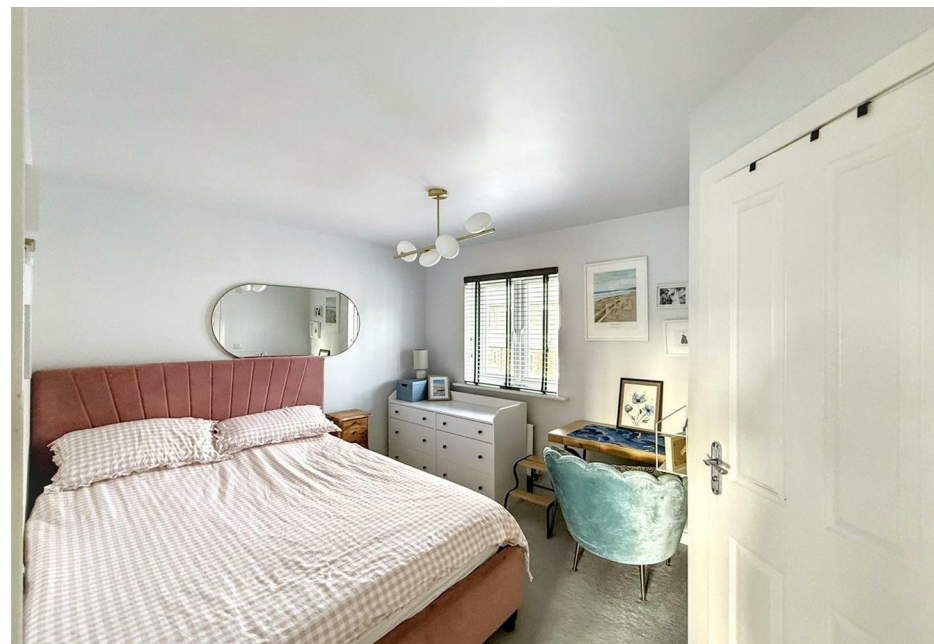
11'9" x 9'3" (3.59m x 2.82m)

Window to front. Radiator. Useful over stairs storage cupboard. Door into;

EN-SUITE

5'11" x 5'2" (1.82m x 1.59)

Comprising shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to front, heated towel rail and extractor fan.



BEDROOM

8'11" x 7'5" (2.72m x 2.28m)

Window to rear. Radiator.

BEDROOM

7'5" x 5'9" (2.28m x 1.77m)

Window to rear. Radiator.

BATHROOM

6'0" x 5'6" (1.85m x 1.70m)

Comprising bath with shower over, pedestal hand wash basin and low level w.c. Heated towel rail and extractor fan.

OUTSIDE

To the front of the property is an off road parking space, with access to a car port which has a garage door. There is potential to convert this into a more traditional garage with access into the back garden. The rear garden is laid to patio, with two tiers of level lawn and timber boundaries and is completely enclosed and therefore perfect for children and pets.

SERVICES

Mains water, electric, drainage and gas.

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

From Trafalgar roundabout head west along the A39 and up Morlaix Avenue to the double roundabout at the top

of Arch Hill and Falmouth Road. Continue straight across heading towards the hospital and when approaching the traffic lights, take the left hand turning into Fordh Talgarrek. Proceed along this road before bearing left down the road, take the left hand turning into Gwel Ke and No. 12 can be found on the right hand side.

PLEASE NOTE

By virtue of Section 21 of the Estate Agents Act 1979 it is necessary to declare that one of the partners of Philip Martin is a connected person by being related to the sellers of this property.

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

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.

