

Ty Gwyn, Meres Valley
Mullion, TR12 7HX





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Welcome to this charming detached bungalow located in the sought-after Meres Valley of Mullion. This well-presented property boasts four bedrooms, ideal for a growing family, and a spacious reception room perfect for entertaining guests or relaxing with loved ones. Situated on a generous plot, this bungalow offers ample space both inside and out. With off-road parking and a garage, parking will never be an issue for you or your guests. The property's prime location close to the centre of Mullion ensures convenience and easy access to local amenities. This delightful bungalow is not just a house, but a wonderful family home waiting for new memories to be made. Don't miss the opportunity to own this fantastic property in a picturesque location.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide price - £425,000

Location

Mullion is the largest village on the Lizard Peninsula offering a good range of facilities including; shops, well regarded primary and secondary schools, eighteen hole golf course, churches, health centre, horse riding stables and a pharmacy. The ancient market town of Helston is approximately seven miles away and offers more extensive amenities to include national stores, cinema and a leisure centre.

Accommodation

- Entrance hallway
- Dining room
- Utility room
- Kitchen
- Living room
- Bedroom

- En Suite
- Bedroom
- Bedroom
- Bedroom
- Bathroom

Outside

The bungalow benefits from a good size plot and gardens, chiefly laid to lawn with patio areas, and complimented with mature hedges to the borders. The hedges to the front elevation provide a wonderful amount of privacy

Parking & garage

Off road parking for up to two vehicles in front of the garage. The garage has an up and over door, equipped with power & light.

Services

Mains water, electricity and drainage. Electric heaters. Freehold tenure.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		39	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Agents note

Prospective purchasers should be aware the vendors have informed us the property is concrete panel and therefore is non-standard construction which will unlikely be suitable for a mortgage purchase.

Council Tax - Band E**Anti-Money Laundering Regulations**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of finances

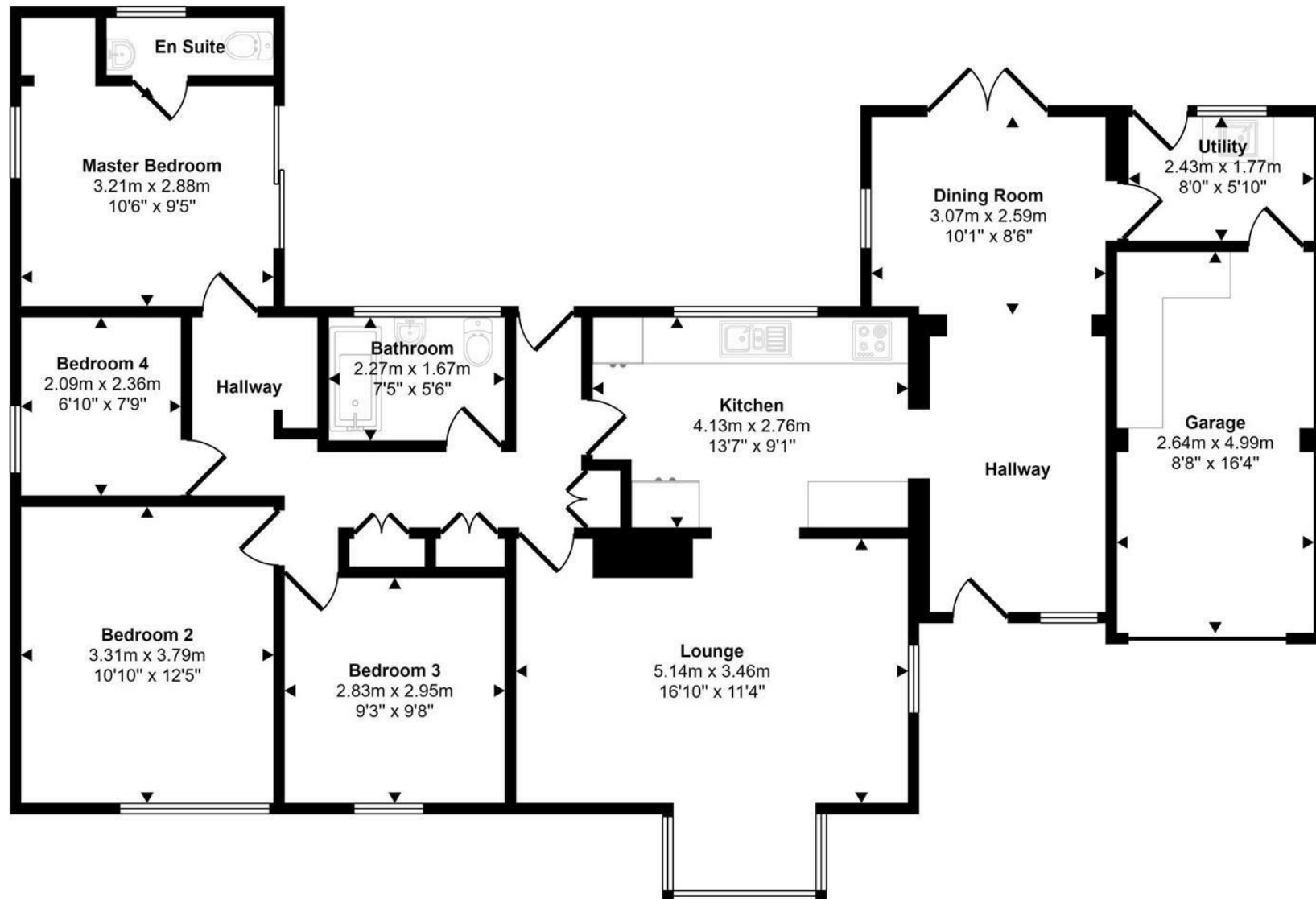
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



Approx Gross Internal Area
127 sq m / 1363 sq ft



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

