

Ty Gwyn, Meres Valley  
Mullion, TR12 7HX









# Ty Gwyn, Meres Valley Mullion, TR12 7HX

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, Offices in Helston & Hayle  
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**Guide price - £365,000**

**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**

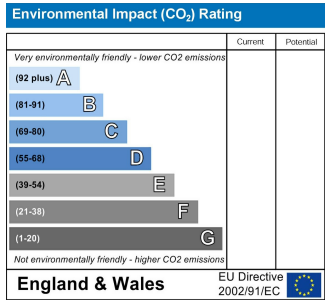
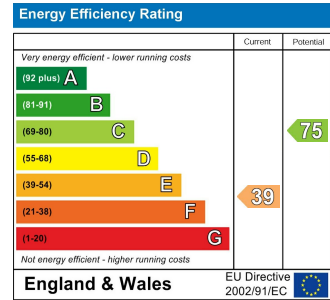
Off road parking for up to two vehicles in front of the garage. The garage has an up and over door, equipped with power & light.

**Services**

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









**Agents note**

Prospective purchasers should be aware the vendors have informed us the property is concrete panel and therefore is considered non-standard construction. Any interested purchaser will need to consult their mortgage broker or lender.

**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.

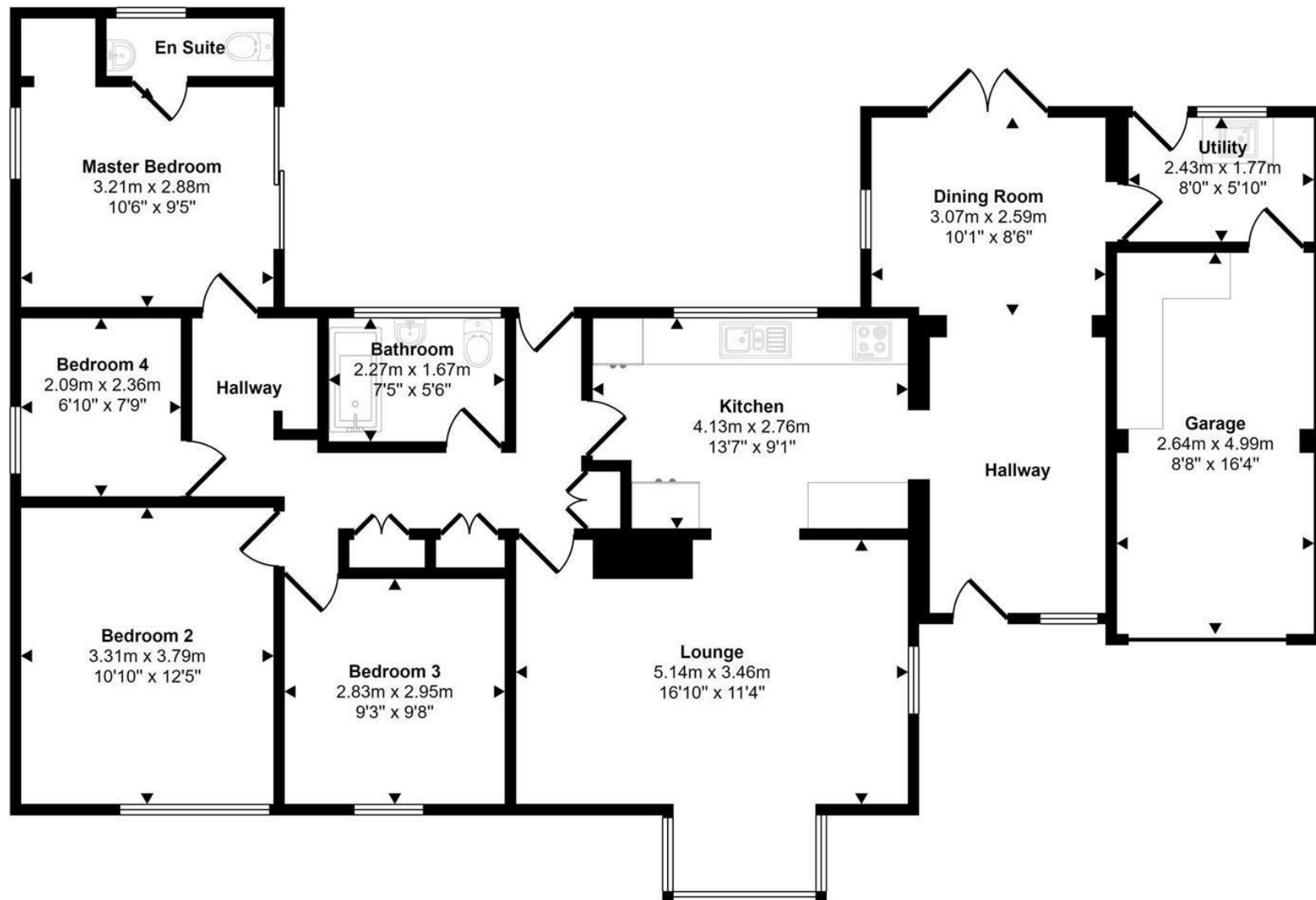
**Broadband & Mobile Phone Coverage**

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.



