



51 Gwarth An Drae  
Helston, TR13 0BS



**MATHER**  
PARTNERSHIP









# 51 Gwarth An Drae Helston, TR13 0BS

This three bedroom semi-detached family home is situated in a quiet cul de sac, in a residential area of Helston. With three well-proportioned bedrooms, this property is ideal for families seeking a peaceful retreat while remaining close to local amenities.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property boasts a well-maintained and low maintenance garden, offering a delightful outdoor space. Additionally, the garage and off-road parking ensure that you will never have to worry about finding a space for your vehicle. Situated in a sought-after residential area, this home is conveniently located near local schools, shops, and parks, making it an excellent choice for families. The quiet surroundings provide a serene lifestyle, while still being within easy reach of the vibrant town centre of Helston.



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**Guide price - £265,000**

**Location**

Gwarth An Drae is a highly regarded residential area within Helston and this property enjoys a particularly nice location within the development being tucked away and enjoying some rural views. There is nearby access to beautiful countryside walks. Helston and the surrounding nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods. This property is a short drive from the stunning Lizard Peninsula and within a 10 minute drive of the thriving harbour and coastline at Porthleven. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

**Accommodation**

Entrance hall  
WC  
Living room

Kitchen dining room

Bedroom  
Bedroom  
Bedroom  
Bathroom

**Garage & parking**

The property benefits from a garage with a manual up & over door. To the front of the garage the property benefits from allocated parking for 2 vehicles in tandem.

**Outside**

Low maintenance garden to the front elevation comprising of a small patio area. The rear garden is enclosed with timber fencing, and provides patio areas enjoying sunshine. Raised beds and rockery planted with a range of shrubs and bushes.

**Services**

Mains water, electricity, drainage and gas.  
Freehold tenure.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### Council Tax Band C

### Anti Money Laundering Regulations – Purchasers

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

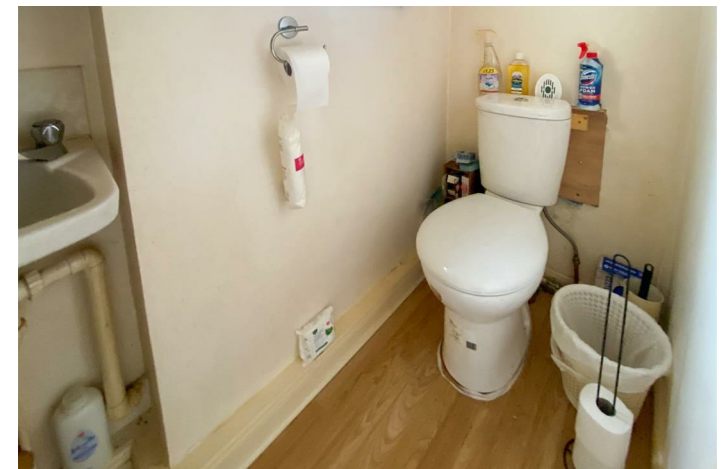
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### 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/>

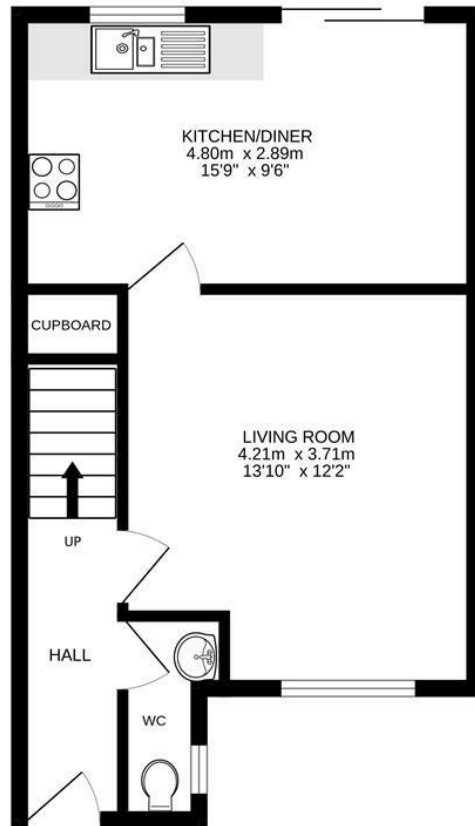
### What3Words

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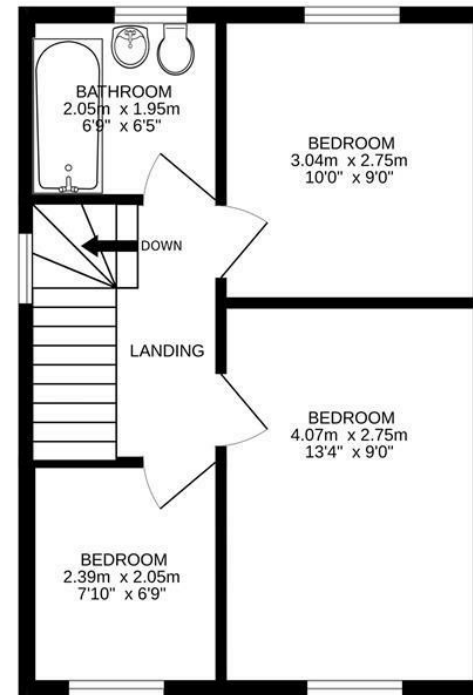




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



