

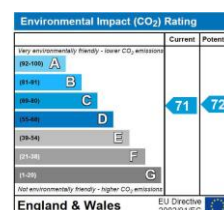
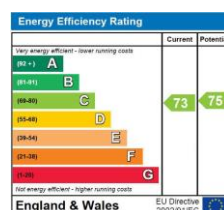


37 The Gluyas, Falmouth, TR11 4SE

A superb semi-detached house
 Built by Messrs Wainhomes in 2006
 Extended and improved
 UPVC double glazed windows
 Gas central heating by radiators
 Lounge with fireplace, three bedrooms
 Kitchen/breakfast room, utility, cloak room
 UPVC double glazed dining conservatory
 Manageable gardens with patio, parking
 Viewing highly recommended



Guide £280,000



29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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REF: SK6090



An ideal opportunity to own this well presented three bedroom semi-detached family home which is set on the first phase of this popular development at Goldenbank on the outer fringes of Falmouth, within easy reach of all local amenities, Falmouth Golf Club, Swanpool and Maenporth Beaches, Boslowick parade of shops and nearby primary and junior schools, namely St Francis and St Mary's.

Originally built by Messrs Wainhomes to NHBC standards in 2006 and having pleasing rendered and contrasting red brick elevations complemented by UPVC double glazed windows with red brick highlights. The house has been skilfully extended and re-modelled internally by our client to provide further valuable ground floor reception areas.

The house has been decorated in cool neutral tones giving a distinctly Mediterranean feel and has features including gas fired central heating by radiators, a focal point painted and mosaic fireplace with inset gas coal fire in the lounge, white six-panelled internal doors, Venetian and vertical blinds in some rooms, laminate wood finish flooring to the kitchen and conservatory and finally fitted carpets to the remaining rooms.

The accommodation includes an entrance porch, reception hall, ground floor cloakroom, lounge, kitchen/breakfast room, utility room and dining conservatory. On the first floor there are three bedrooms and a well appointed bathroom/wc in white. Outside the house there is a tarmac driveway providing parking facilities and a useful bike store behind the garage door. At the rear there are secluded gardens with Bradstone paved patio, lawns and well stocked flower borders.

As the owners' sole agents, we thoroughly recommend an immediate viewing to secure this fine property.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

WOOD AND GLAZED FRONT DOOR WITH COLOURED GLASSWORK LEADING TO PORCHWAY AND INTO:

RECEPTION HALL

With coved cornicing, spotlights, radiator, staircase to first floor, six-panelled internal door to:

LOUNGE 4.11m (13'6") x 3.56m (11'8")

A delightful bright South facing reception room which has a focal point painted and mosaic tiled fireplace with marble hearth and inset gas coal effect fire, recessed double glazed window and vertical blind overlooking the front aspect, coved cornicing, TV aerial point, deep under stairs storage cupboard with hanging rail, central spotlights, six-panelled internal door to:



KITCHEN 4.32m (14'2") x 2.64m (8'8")

A superb well fitted kitchen equipped with a range of matching wall and base units in light wood effect, brushed steel handles, granite effect roll top work surfaces and ceramic tiling over, four-ring stainless steel gas hob with matching double oven under and stainless steel extractor hood over, 1 1/2 bowl single drainer stainless steel sink unit with easy-on chrome swan neck mixer taps, concealed dishwasher, radiator, inset spotlights, laminate wood flooring, double glazed window enjoying a pleasant outlook over the gardens, open plan to:





UTILITY ROOM 3.28m (10'9") x 2.67m (8'9")

Having a roll top work surface with space and plumbing for washing machine, adjacent tumble dryer under, laminate wood flooring, wood and sealed unit double glazed door to outside, inset ceiling spotlights, six-panelled internal door leading to a garden store (was garage).

DINING CONSERVATORY 3.99m (13'1") x 2.29m (7'6")

A thoughtful addition to the property which enjoys triple aspect UPVC double glazed windows set on cavity block walls and having pitched tripolycarbonate roofing, laminate wood effect flooring, independent electric heater, double opening doors overlooking the leading to the garden.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING

With access to insulated loft space, spotlights.

BEDROOM ONE 3.71m (12'2") x 3.56m (11'8") plus and into recesses.

An irregular shaped room which has twin UPVC double glazed windows enjoying a pleasant outlook to the front, radiator, inset spotlights, airing cupboard with lagged copper cylinder, immersion and slatted shelving, six-panelled internal door.



BEDROOM TWO 2.67m (8'9") x 2.21m (7'3") plus 0.86m (2'10") x 0.48m (1'7")

With radiator, ceiling spotlight, six-panelled internal door, UPVC double glazed window enjoying a pleasant outlook to the rear with views to The Roseland Peninsula and St Anthony Lighthouse.



BEDROOM THREE 2.72m (8'11") x 1.75m (5'9")

With UPVC double glazed window enjoying views to the rear across to The Roseland Peninsula and Falmouth Bay, radiator, spotlights, six-panelled internal door.

BATHROOM 2.11m (6'11") x 1.70m (5'7")

Well appointed with a white suite comprising panelled bath with chrome hot and cold taps, fully tiled surround, Mira Jump electric shower and screening, radiator, towel rail, low flush wc, pedestal wash basin, chrome hot and cold taps, frosted double glazed window with Venetian blind, extractor fan, further ceramic wall tiling, fitted carpet, six-panelled internal door.



OUTSIDE

At the front of the house there are open plan gardens with gravelled front for ease of maintenance and steps leading to the front door and an outside courtesy light to light your way.

PARKING

Alongside the house there is a tarmac driveway with tandem parking which leads to a garden store.

GARDEN STORE 5.49m (18'0") x 1.90m (6'3")

With up and over door, light and power and personal door to the house. The rear part of the garage has been converted into the utility room at the back of the house and could be reinstated if required.

GARDENS

There are sheltered gardens with Bradstone paved patio, shaped lawns, two corner flowerbeds with gravelled areas for ease of maintenance and low stockade wooden fencing. The garden is well screened with a range of mature shrubs and trees. The garden enjoys a sunny aspect for much of the day.



DIRECTIONS:

From our office proceed up Killigrew Street to the roundabout at the top taking the second exit into Chard Terrace then left into Penmere Hill. Proceed down the hill under the railway viaduct into Boslowick Road to the t-junction at the far end. Turn left into Bickland Water Road and at the next roundabout turn left into Treveglos Road which is the start of the Goldenbank development. Proceed along for approximately 100 yards then turn left into The Gluyas. Continue up the road and the property can be found on the right hand side clearly marked by our for sale board.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.