



21 Trevelthan Road

Illogan, Redruth, TR16 4DX

£375,000



Situated in the popular residential area of Illogan and found at the head of a small cul-de-sac, this substantial detached house offers well presented accommodation. There are three good sized bedrooms, a lounge, separate dining area, fitted kitchen, an office and a first floor family bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there is an integral garage plus parking for several vehicles to the front. To the rear is a well enclosed garden with the bonus of two storage sheds.



This modern detached detached house offers light and airy family sized living accommodation with a lounge, separate dining area, kitchen, office and three double bedrooms plus a family bathroom. As you enter the property there is a useful porch area with a downstairs WC. The dining area has an additional space currently used as a second lounge with French doors leading to the rear garden. Doors lead to the lounge, kitchen and garage. The kitchen is well appointed with a range of storage units and a door leads to an office area. To the first floor all three of the bedrooms are doubles with the master having the benefit of built-in wardrobes and drawers plus two double glazed windows offering far reaching views over to St Agnes Beacon. The family bathroom has an oval spa bath plus a separate shower cubicle. Outside to the front of the property there is the benefit of off road parking for several vehicles, the rear is well enclosed with lawned areas and a raised patio taking advantage of the views over to St Agnes Beacon. The property has gas central heating and this is complemented by double glazing throughout.

Located in the popular village of Illogan which offers a range of local amenities including two shops, a chemist, doctors surgery and a public house. Bus services run through the village giving access to Redruth town where a main line railway station and further bus services can be found. For those who enjoy walking Portreath beach can be accessed by foot through Illogan Woods.

Obscure glazed door leading to:

ENTRANCE PORCH

Doors leading to the dining area and downstairs WC

WC

Low level WC and a vanity sink unit with storage beneath. Obscure double glazed window and a towel radiator.

DINING AREA

13'10" x 8'7" + 10'2" x 6'8" (4.23m x 2.64m + 3.12m x 2.04m)

An open room with ample room for a dining table plus a further area which is currently used as a second lounge having French doors leading to the rear garden. Stairs leading to the first floor, a double glazed window and doors leading to the lounge, kitchen and garage. Radiator.

LOUNGE

12'9" x 13'5" (3.91m x 4.11m)

Situated at the rear of the property with two double glazed windows creating plenty of natural light. Radiator.

KITCHEN

7'8" x 13'1", 42'7" (2.36m x 4,13m)

The kitchen is well appointed with a range of storage cupboards including a tall unit and storage drawers. There is a built-in double eye level oven plus an electric hob with a cooker hood over. Space and plumbing for a dishwasher. Composite sink and drainer. Tiled splash backs. Double glazed window and a radiator. Door leading to:

OFFICE

7'4" x 6'5" (2.25m x 1.96m)

A useful space with eye level storage cupboards, a double glazed window and a door leading to the rear garden.

INTEGRAL GARAGE

8'8" x 16'8" (2.66m x 5.09m)

With space and plumbing for a washing machine, power connected and an up and over door.

FIRST FLOOR

LANDING

Double glazed window with far reaching views over to St Agnes Beacon. Doors leading to:

BEDROOM 1

12'11" x 16'4", 49'2" (3.96m x 5,15m)

A good sized room with large wardrobes and storage drawers plus matching chests of drawers. Two double glazed windows with far reaching views to St Agnes Beacon. Radiator.

BEDROOM 2

9'4" x 13'5" (2.85m x 4.10m)

Loft access. Double glazed window and a radiator.

BEDROOM 3

8'0" x 13'7" (2.44m x 4.15m)

Double glazed window and a radiator.

BATHROOM

13'8" x 8'0" (4.17m x 2.45m)

An oval shaped spa bath with a mixer hand held shower head and a tiled splash back. Separate built-in shower cubicle with a hand held and rainfall shower head over and a tiled splash back. Low level WC and a vanity sink unit with storage. Towel radiator. Two obscure double glazed windows.

OUTSIDE

To the front of the property there is off road parking for several vehicles and a side access gate leading to the rear garden which is well enclosed with a raised patio area taking in the views over to St Agnes Beacon. There are lawned areas with some mature hedging plus a further small patio seating area and two storage sheds.

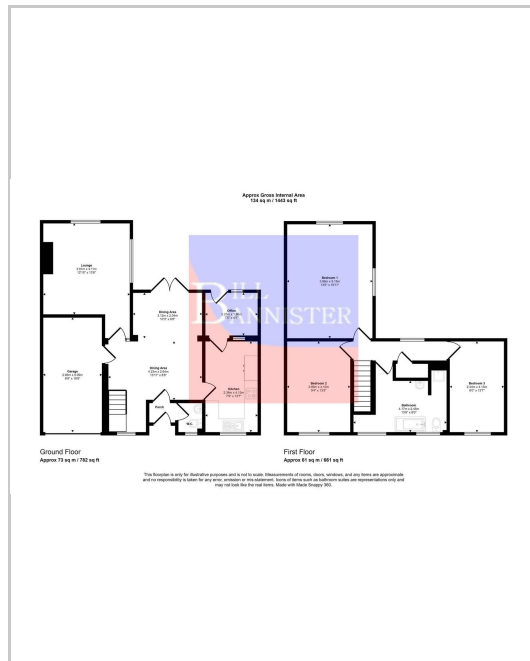
DIRECTIONS

From our office in Redruth take the main road towards Camborne and turn right opposite Taylors Tyres into Chariot Road. Continue straight on through Higher Broad Lane, under the A30 and on into Broad Lane. Take the second turning right into Merritts Hill and then the second turning left into Trelvelthan Road. The property will be found in the first cul-de-sac on the right hand side.

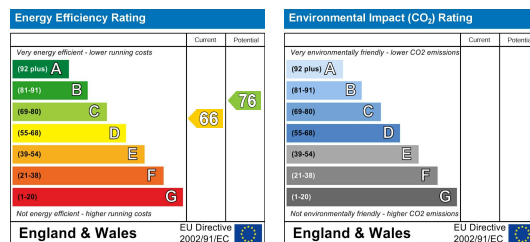
Area Map



Floor Plans



Energy Efficiency Graph



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