

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

**BILL  
BANNISTER**

Sales & Lettings



## Penmorvah, 116 Albany Road

Redruth, TR15 2HZ

**Guide price £345,000**



# Penmorvah, 116 Albany Road

Redruth, TR15 2HZ

**Guide price £345,000**



Set back from the road in a slightly elevated position, this family sized semi detached bay windowed house has much to commend it. Over the last few years the vendors have carried out a comprehensive work of refurbishment, replacement and tasteful updating complementing the original features. The gas heating system predominantly uses cast radiators in the old style and there is quite a lot of replacement wooden double glazing together with upvc double glazed bay windows to both floors (installed by Philip Whear Windows). Features include a fine tiled floor in the hallway, a magnificent fireplace in the sitting room together with a fine coved ceiling with a centre rose and two of the bedrooms have cast fireplaces. As mentioned, a lot of work has been carried out here and it has now been left for a discerning purchaser to finish off to their own taste and replace the kitchen. Externally there is a well enclosed front garden with what appears to be original paving. A side pedestrian gate leads to a courtyard and steps to a substantial outhouse that also has a wc. There is a lawned rear garden with a side store area and single garage. External decoration will need undertaking and there are also the dwarf walls of a conservatory that has been removed. Albany Road is a tree lined avenue leading to Victoria Park with its well known bowling green and club. To the rear is Trefusis Park which has a children's play area. The town is within a virtually level two thirds of a mile and here you will find shopping facilities, bus services and a main line railway station. Carn Marth, the second highest point in Cornwall, is within approximatley two miles and the A30 is with probably four miles.

To summarise, this home is ready for your individual stamp and the owners have spent a lot of time and effort to get the refurbishments carried out.

## **ENTRANCE VESTIBULE**

Tiled floor, double glazed door and a lovely door with coloured glass and matching plain side screens which might possibly be original.

## **HALLWAY**

Stairs to the first floor, understairs cupboard and probably an original tiled floor. Pipework is ready for a radiator.

## **LOUNGE**

**13'3" x 15'8" into bay (4.05m x 4.78m into bay)**

A lovely door with several panels being embossed. This bay windowed room has double glazing and a focal point cast fireplace and surround with a raised hearth. Cast radiator, pine floor, ceiling coving and centre rose. A lovely light room with a good aspect.

## **DINING ROOM**

**11'10" x 12'1" (3.63 x 3.69m)**

Multi fuel stove in a hearth flanked by alcoves having half cupboards. There is a cast radiator and timber double doors to the rear.

## **KITCHEN**

**9'10" x 12'9" (3.00m x 3.89m)**

Now ready for replacing, it has a range of base units with cupboards and drawers beneath, splash backs and a four ring gas hob. There are eye level units, shelved cupboards and understairs storage. Fitted double oven, original single glazed window and a tiled floor. Radiator.

## **LAUNDRY ROOM**

**10'7" x 7'3" (3.23m x 2.21m)**

Working surfaces plus a sink unit and space for white goods. Rear double glazed window and a small double glazed stable door to the side. Tiled floor and a radiator.

## **FIRST FLOOR**

### **BEDROOM 1**

**11'4" x 17'0" into bay (3.47m x 5.20m into bay)**

Upvc double glazed bay window and a lovely cast fireplace with a wooden surround and a slate hearth. Pine flooring and a cast radiator.

## BEDROOM 2

11'7" x 11'11" (3.55m x 3.64m)

Timber double glazed sash window and a lovely cast fireplace with a slate hearth. Cast radiator.

## BEDROOM 3

11'5" x 7'9" (3.50m x 2.37m)

With wooden windows and a cast radiator.

## BEDROOM 4

6'1" x 11'7" (1.86m x 3.55m)

With obscure glazing and a cast radiator.

## DOUBLE LANDING

With loft access and velux rooflights. Substantial double cupboard housing a hot water cylinder (this has immersion heating for the summer if required).

## BATHROOM

7'11" x 11'8" (2.43m x 3.57m)

Obscure double glazed wooden window to the side. A tub bath with a mixer tap and shower plus a separate shower cubicle with glass doors. Wash hand basin with a splash back and a low level wc. Vinyl tiled flooring, half tiled surround, a ladder radiator and a tall radiator.

## OUTSIDE

There is a gently sloping lawned front garden and hedging with a paved pathway which is quite possibly original. There is a side pedestrian gate. To the rear

external redecoration will be required, as previously mentioned. Steps lead to a SUBSTANTIAL STORE/LAUNDRY ROOM 3.60m x 2.00m (11'9" x 6'6") with a wall mounted gas boiler and a wc. Steps then lead to a lawned rear garden being well enclosed with some established shrubbery. A side access leads to a rear lane and there is GARAGE 4.80m x 2.70m (15'8" x 8'10") with an up and over door.

## DIRECTIONS

From our office in Redruth proceed along Penryn Street and turn left at the first set of lights into Station Hill. At the next set of lights turn right under the bridge into Bond Street and take the second left by St Andrews Church into Heanton Terrace. At the top turn right into Albany Road and number 116 will be found in the second part of Albany Road on the left hand side.

## AGENTS NOTES

TENURE: Freehold.

COUNCIL TAX BAND: C.

## SERVICES

Mains drainage, mains electricity, mains metered water, mains gas.



## Road Map



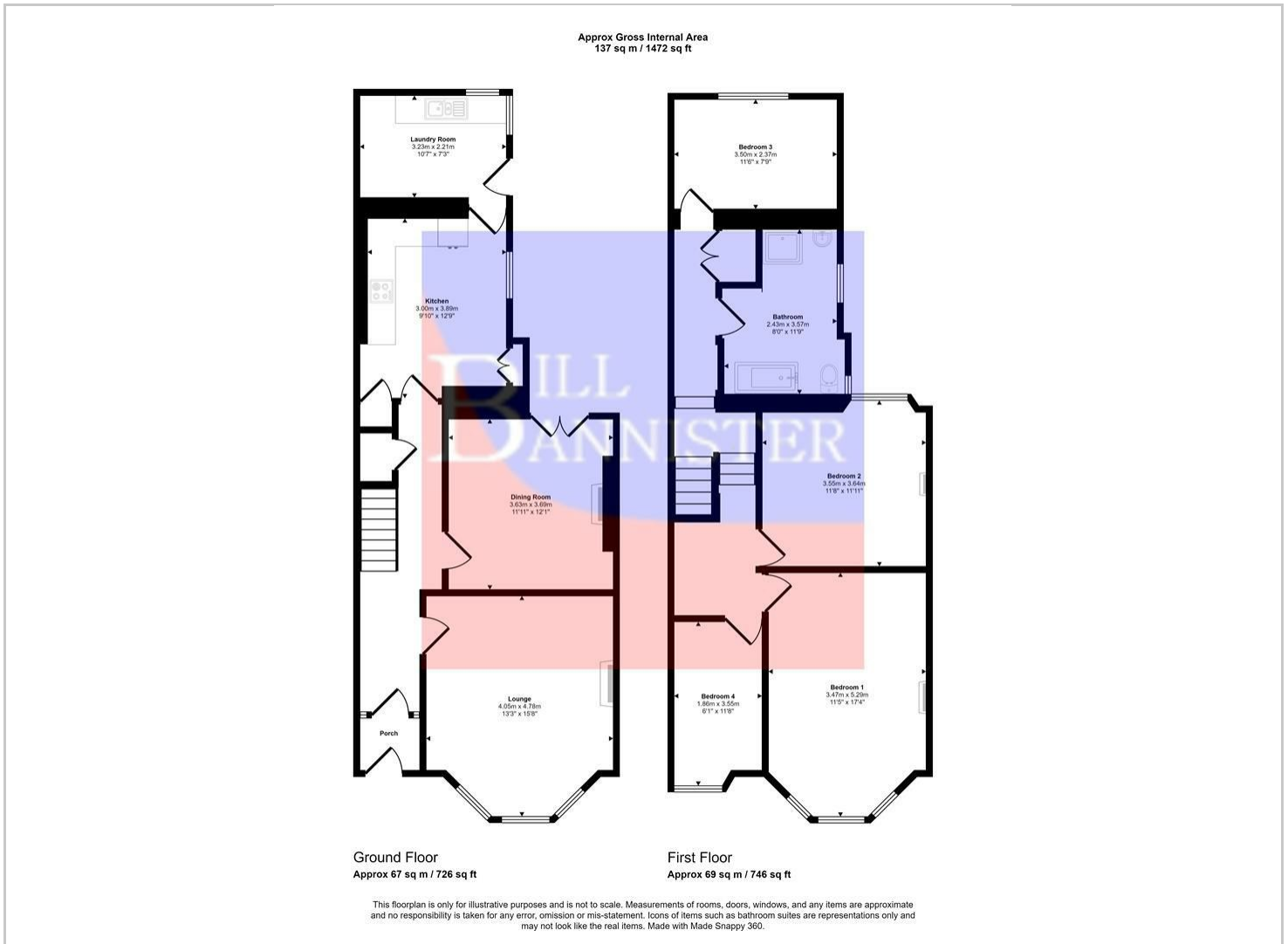
## Hybrid Map



## Terrain Map



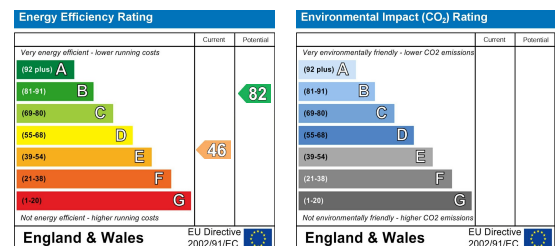
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.