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BILL BANNISTER

Sales & Lettings



8 Plain-An-Gwarry

Redruth, TR15 1HU

Guide price £245,000



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Situated within a level distance of the town, this is a substantial house together with a former launderette that at the present time still has all the equipment. There is also a substantial double garage and gardens. The house offers four bedrooms, master with with an en-suite, a shower room, a separate bathroom and a large sitting room with a wood burner. There is a dining hall leading to a kitchen and beyond this is a substantial sun lounge/conservatory. The property has double glazing and there is an assortment of heating to include electricity and wood burners. Externally there is parking to the front for several vehicles formerly used by the launderette. There is a rear garden and a substantial double garage.

Having been used successfully over the years as the Scrub Inn Launderette, it was closed several years ago by the vendors. The price reflects the possibilities with this, perhaps to re-open the launderette, using the substantial room there for other purposes or indeed subject to any planning permissions that may be necessary, demolition and the addition of properties. At the edge of the garden is the substantial double garage.

We have a mining report in the office which indicates that there are some relatively minor remediation works required at an estimated cost of around £6,000 to £7,000. We have been advised that due to this, the property would be suitable as a cash purchase only.

ENTRANCE PORCH

With a door to:

DINING AREA

9'0" x 12'5" (2.76m x 3.81m)

With stairs to the first floor, an electric heater and access to the kitchen.

LOUNGE

12'0" x 19'11" (3.67m x 6.09m)

Three windows and an exposed stone wall with an inset gas stove (disconnected), two alcoves and an electric heater.

KITCHEN

8'4" x 8'2" (2.55m x 2.51m)

Twin bowl stainless steel sink unit plus plenty of working surfaces with cupboards and drawers beneath plus splash backs. Eye level cupboards and an electric hob. Dual aspect.

INNER HALL

BATHROOM

5'5" x 7'1" (1.67m x 2.18m)

Panelled bath, a wash hand basin and a wc.

SUBSTANTIAL CONSERVATORY

15'6" x 11'6" (4.74m x 3.51m)

With a tiled floor.

FIRST FLOOR

MASTER BEDROOM

18'0" x 10'2" (5.51m x 3.11m)

With a fitted wardrobe and an electric heater. Rectangular bay overlooking the rear garden.

EN-SUITE

8'11" x 4'0" (2.73m x 1.22m)

Shower cubicle with a Mira shower, a wash hand basin and a wc.

BEDROOM 2

12'5" x 8'7" (3.79m x 2.64m)

With an electric heater.

BEDROOM 3
6'6" x 10'8" (2.00m x 3.27m)

BEDROOM 4
7'8" x 9'7" (2.34m x 2.93m)

TWO LANDINGS

SHOWER ROOM
3'8" x 7'5" (1.13m x 2.27m)

Tiled shower cubicle with a Mira shower, a corner wash hand basin and a wc. Folding door.

ATTACHED FORMER LAUNDERETTE

With two large rooms which offer endless potential for various uses, subject to any permissions that may be required. At the present time it is still fully equipped and all items can be removed or remain, depending on the purchasers requirements.

OUTSIDE

There is an enclosed lawned rear garden with access to a DOUBLE GARAGE 5.17m x 4.52m (16'11 x 14'9) having a roller door, a workshop area and power connected.

DIRECTIONS

From our office in Redruth proceed through Chapel

Street and into Foundry Row. Just before the pelican crossing turn right into Plain An Gwarry and the property will be found on the left hand side before the small chicane with parking immediately in front of the former launderette.

AGENTS NOTE

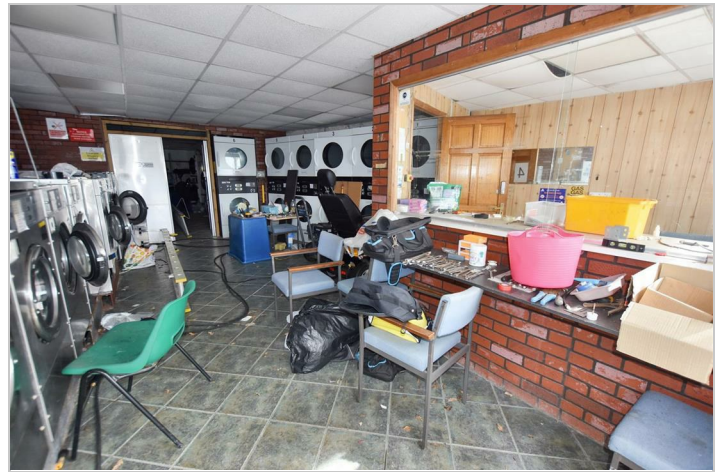
TENURE: Freehold.

COUNCIL TAX BAND: B.

At the present time the property is still subject to a commercial rating and the house is on a domestic tariff.

SERVICES

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



Road Map



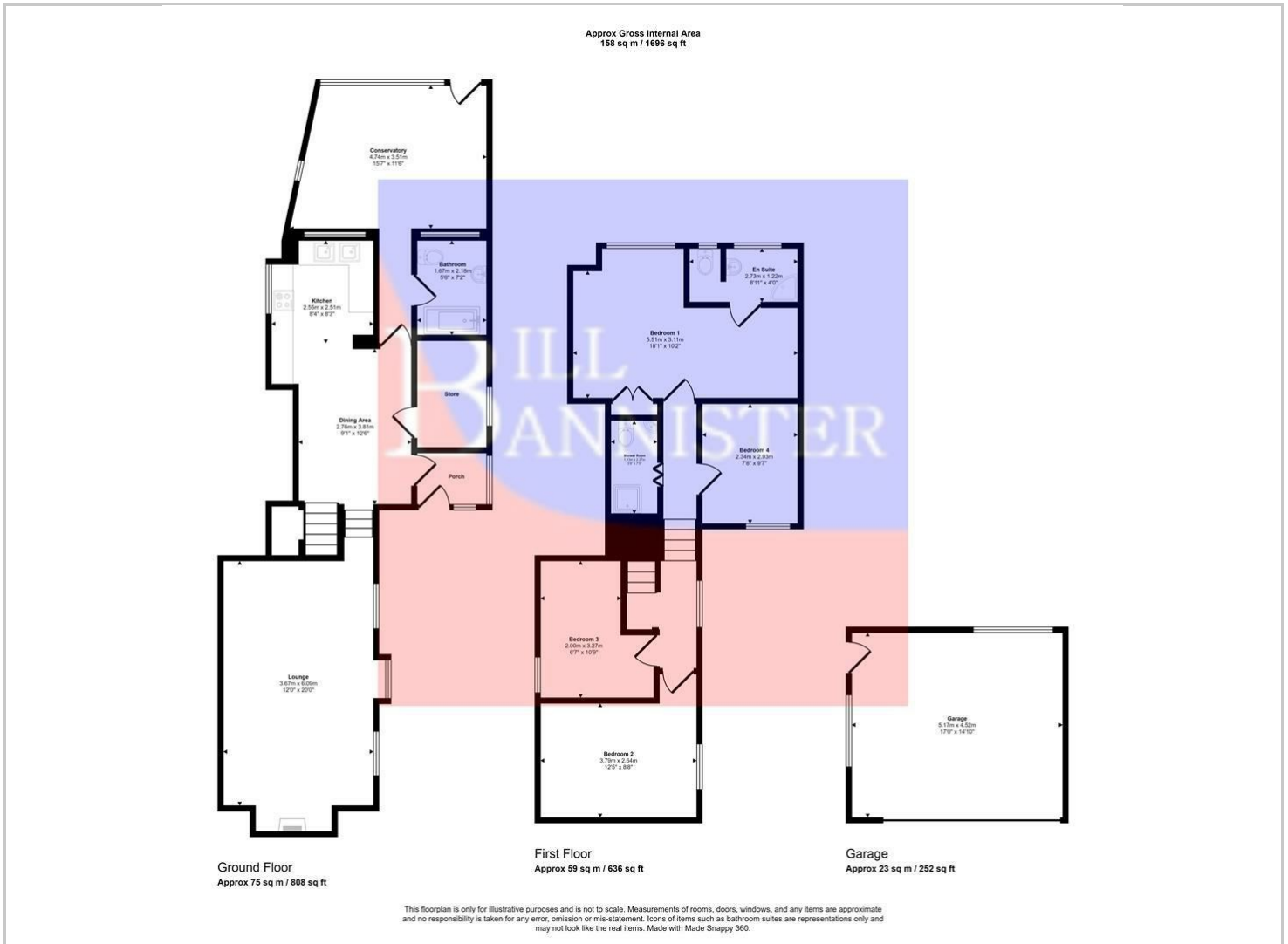
Hybrid Map



Terrain Map



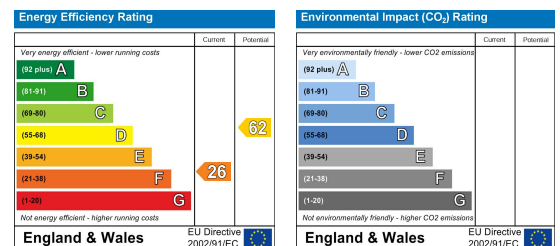
Floor Plan



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.