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# BILL BANNISTER

Sales & Lettings



## 47 Treloweth Way

Pool, Redruth, TR15 3TT

**Guide price £269,950**



Offered for sale with no onward chain, this modern detached bungalow is situated in a popular residential location and benefits from well presented accommodation. It has two bedrooms, both with fitted wardrobes, a lounge, a fitted kitchen, conservatory extension and a shower room. The property is double glazed and this is complemented by gas fired heating. Externally there are gardens to both front and rear, a garage and driveway parking.



Tucked near the end of a small cul-de-sac, this detached bungalow is offered with the benefit of no onward chain. It has two bedroomed accommodation, both rooms having fitted wardrobes and the lounge has patio doors leading to a conservatory extension. The kitchen has a good range of units to include an oven, hob and hood and the shower room has a walk-in cubicle with an electric Triton shower, a wash basin and wc. The hallway also provides storage facilities. Externally a side driveway provides parking for several vehicles leading to the garage and there is an enclosed rear garden. The property is within approximately three quarters of a mile from Pool where you will find out of town multiples and bus services etc plus access to the north coast at Portreath.

### ENTRANCE HALL

Half glazed door, a built-in cupboard and a radiator.

### LOUNGE

14'11" x 10'6" (4.57m x 3.21m)

With a radiator and patio doors to:

### CONSERVATORY

12'6" x 8'6" (3.83m x 2.61m)

With French doors to the rear garden and an electric heater.

### KITCHEN

9'2" x 8'2" (2.80m x 2.50m)

One and a half bowl stainless steel sink unit flanked by working surfaces having cupboards and drawers beneath plus splash backs. Complementary eye level cupboards are provided and there is a wall mounted Worcester combi boiler. Fitted oven, hob and cooker hood. Radiator.

### BEDROOM 1

12'0" x 10'7" (3.66m x 3.24m)

Fitted wardrobes and a radiator.

### BEDROOM 2

7'3" x 9'4" (2.22m x 2.85m)

Fitted wardrobes and a radiator.

### SHOWER ROOM

6'10" x 6'2" (2.09m x 1.88m)

A walk-in shower with a Triton electric shower and Respatex walling. Pedestal basin and wc. Extractor fan and a radiator.

### OUTSIDE

There is a front lawned garden with a pathway and side driveway providing parking facilities and leading to a GARAGE 5.50m x 2.80m (18' x 9'2") with an up and over door and a side pedestrian door. The rear garden is overlooked by the conservatory, is quite sheltered and for the most part laid to lawn.

### DIRECTIONS

From our office in Redruth take the main road towards Camborne and turn right opposite Taylors Tyres into Chariot Road. Continue along here passing the school on your left and then turn left by the Guinness Trust Flats. Turn right into Treloweth Way, keeping left and at the final T junction turn right and the bungalow is on the right hand side.

### AGENTS NOTE

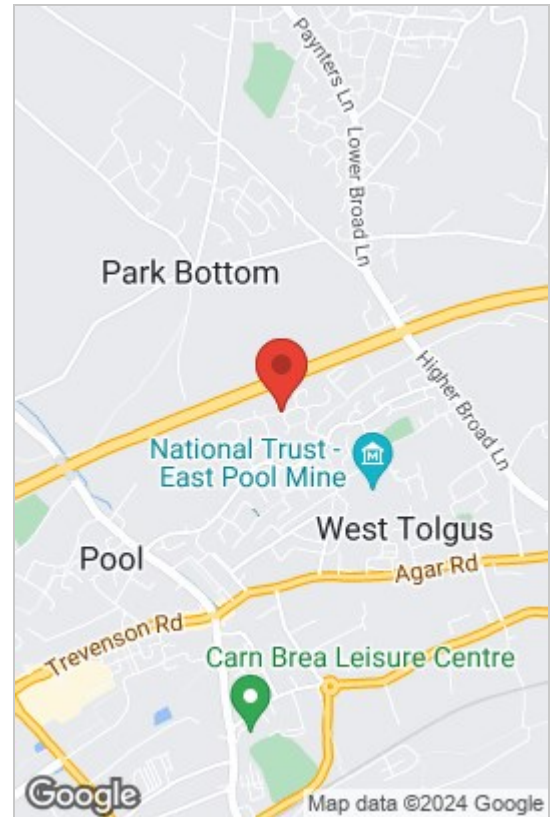
TENURE: Freehold.

COUNCIL TAX BAND: B.

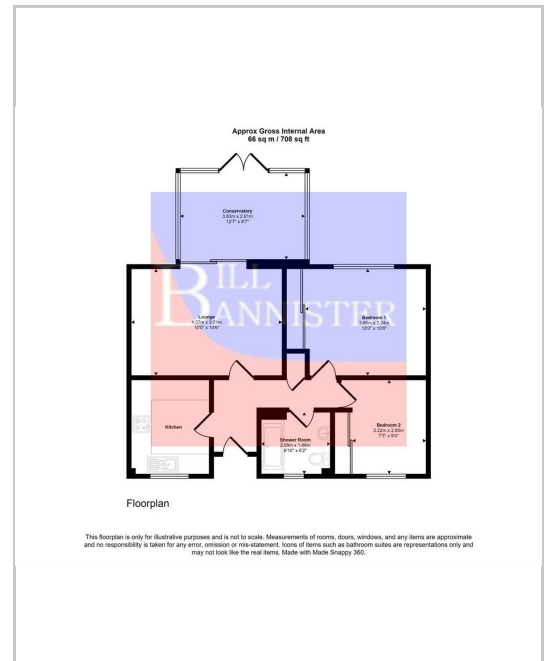
### SERVICES

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

## Area Map



## Floor Plans



## Energy Efficiency Graph

