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Sales & Lettings



Carn Dhu Bosmeor Park

Illogan, Redruth, TR15 3JN

£189,950



Situated in a popular residential location, this modern semi detached house would be ideal for first time buyers or investment purposes. It offers two bedrooms, a lounge with open access to a modern kitchen, a first floor family bathroom and the bonus of a ground floor cloakroom. The property is double glazed and this is complemented by gas fired heating. Externally there is a well enclosed rear garden and parking to the front for two vehicles.



Carn Dhu is a modern semi detached house which the vendor informs us was built by themselves some ten to eleven years ago. It is generally well presented and offers accommodation with gas fired heating which is of course complemented by double glazing to include French doors from the lounge to the rear garden. The kitchen has a good range of units with working surfaces and complementary eye level units with a cooker hood. The lounge and kitchen are both open plan flowing from one to the other. There is also a cloakroom with a wc and basin. To the first floor there is a good sized double bedroom having an aspect to the side of Carn Brea Castle. The second bedroom has the benefit of the stairwell plinth which would be suitable for constructing a built-in cupboard. There is also plenty of spot lighting to the ground floor. Externally a shared drive leads to a tarmac hard standing for two vehicles. A pedestrian side gate leads to a gravelled area and beyond this is a well enclosed garden laid to astro-turf with flower borders. There is also a garden shed and a patio area to the rear of the lounge. Access is given to shops and travelling facilities plus larger out of town multiples at Pool.

ENTRANCE HALL

Half glazed door and stairs to the first floor.

LOUNGE

13'0" x 10'5" (3.97m x 3.18m)

Window and French doors overlooking the rear garden. Useful understairs recess, radiator and plenty of spot lighting. Open access through to:

KITCHEN

8'1" x 10'0" (2.48m x 3.06m)

Single drainer stainless steel sink unit plus working surfaces with cupboards and drawers beneath, splash backs and eye level units above. Cooker hood with a splash back beneath, space for white goods and a wall mounted gas boiler. Spot lighting.

FIRST FLOOR

BEDROOM 1

12'7" x 7'1" (3.86m x 2.18m)

Window to the rear with a view to Carn Brea Castle. Radiator.

LANDING

Obscure glazed window to the side, loft access and a radiator.

BEDROOM 2

6'8" x 9'8" (2.05m x 2.96m)

With a radiator and a plinth.

BATHROOM

5'3" x 6'8" (1.61m x 2.05m)

A white suite comprising a twin grip panelled bath with a tiled surround, a Mira electric shower and a screen. Pedestal basin and a wc. Obscure glazed window, radiator and an extractor.

OUTSIDE

A shared driveway leads to parking for two vehicles. A side gate leads to a good enclosed gravelled area with the main boundary being the rear wall of a garage block. Beyond this is a timber boundary and the gravelled area extends to an area of astro-turf with flower borders to two sides. Immediately to the rear of the house there is a paved patio.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. This will then open out into Lower Broad Lane and just before the Co-op shop turn left into Bosmeor Park. Follow the road along and bear left where you will see a garage block in front of you and Carn Dhu is just behind.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

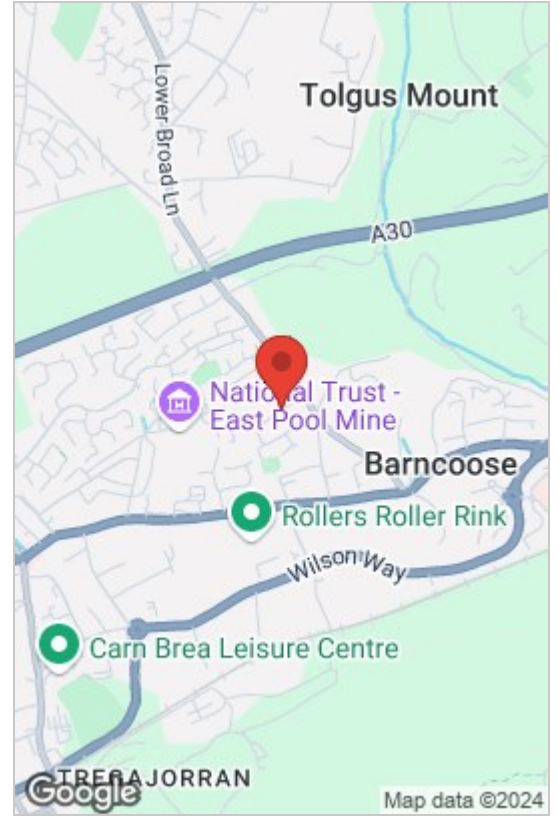
SERVICES

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

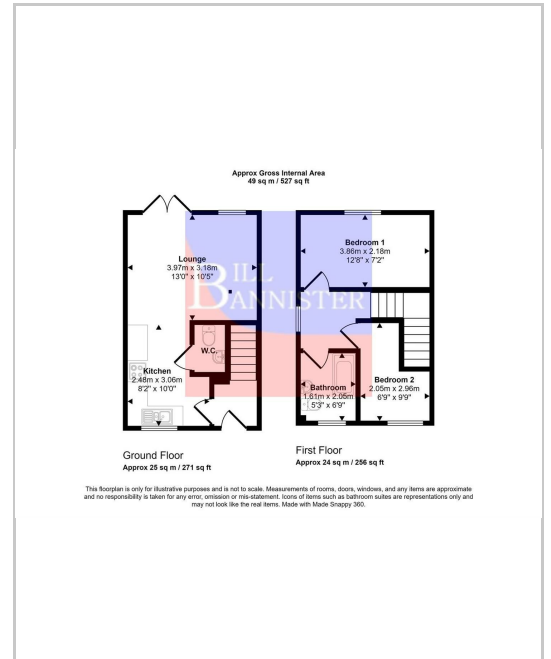
Broadband highest available download speeds - Standard 5 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Likely, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).

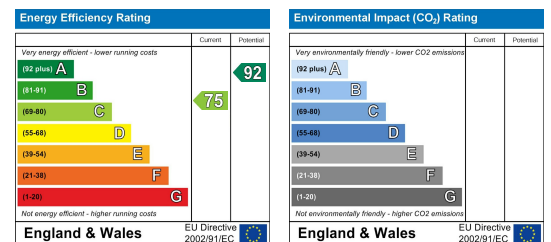
Area Map



Floor Plans



Energy Efficiency Graph



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