



10 Park Trielin , Redruth, TR15 2FT

Guide price £269,950



Situated in a popular residential location, this modern semi detached house is very well presented and offers family sized accommodation. It benefits from three bedrooms, a lounge, a well fitted kitchen/diner and a first floor bathroom with the bonus of a ground floor cloakroom. The property is double glazed and this is complemented by gas fired heating. Externally there is brick paviour parking for several vehicles and a well enclosed rear garden having the benefit of an insulated work room with a fibreglass roof.



Built approximately 10 years ago by a well known local contractor, this semi detached house lies in a small development of bungalows and houses. Presented to a very good standard by the vendors, it offers three bedroomed accommodation with the front bedrooms having views down past Carn Brea to St Ives Bay. To the ground floor there is an entrance hall with a cloakroom to one side. The lounge has a deep understairs cupboard and access to the kitchen/diner which is well fitted with a good range of units together with some fitted appliances. This room and the lounge together with the hallway have matching laminate flooring. There is a gas fired heating system using a combination boiler and this is complemented by double glazing. Externally the property is designed with ease of maintenance in mind. There is an area to the front with a side driveway providing parking for several vehicles and beyond this is a small well enclosed rear garden with a purpose built lined shed having a fibreglass roof and an adjoining store. The property gives access to Sandy Lane which has bus services to Redruth and via Mount Ambrose to the A30.

ENTRANCE HALLWAY

With laminate flooring and a radiator.

CLOAKROOM

An enclosed wash hand basin with a backlit mirror, a low level wc and an extractor fan. Radiator.

LOUNGE

13'9" x 13'11" (4.20m x 4.25m)

With a deep understairs cupboard and a light. Laminate flooring and a radiator.

KITCHEN/DINER

16'11" x 9'1" (5.17m x 2.78m)

Well appointed having quartz working surfaces with an inset single drainer composite sink unit and mixer tap. Ample working surfaces with storage facilities beneath and incorporating an oven and hob. There is also a tall cupboard, space for white goods and eye level cupboards incorporating a cooker hood. Wall mounted Worcester gas combi boiler, laminate flooring, a radiator and patio doors to the rear.

FIRST FLOOR

BEDROOM 1

10'6" x 11'0" (3.22m x 3.37m)

Large double mirrored door wardrobe. The bedhead is wood panelled having reading lights to either side with decorative lighting above.

BEDROOM 2

9'6" x 10'9" (2.92m x 3.29m)

With a radiator.

BEDROOM 3

6'2" x 7'1" (1.89m x 2.16m)

With a radiator and an open view from the front elevation.

LANDING

A linen cupboard and access to the loft which is boarded with a fold-away ladder and lighting.

BATHROOM

7'3" x 5'4" (2.21m x 1.65m)

Panelled bath with a mixer shower, a tiled surround and a screen. Enclosed wash hand basin with a backlit mirror. Low level wc. Radiator and an extractor fan.

OUTSIDE

To the front steps lead to the front door and there is a side paved driveway providing parking for several vehicles. The rear garden is well enclosed and easy to maintain with astro turf. There is quite a substantial hedge to the back with an inset flower border. To one side there is a WORK ROOM being insulated and lined with a fibreglass roof. Attached to this is a small shelved store. There is a rear patio area with an outside tap.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth, under the viaduct and all the way up to the five crossroads and traffic lights. Continue straight on into South Downs and at the mini roundabout turn left into Sandy Lane. Continue along here passing The Paddock, Carknown Gardens and Wilkinson Gardens where Park Trielin is the next on the left. As you turn into the development bear right and the property will be found on the right.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

Please note the property is subject to a maintenance fee of £288.58 per annum.

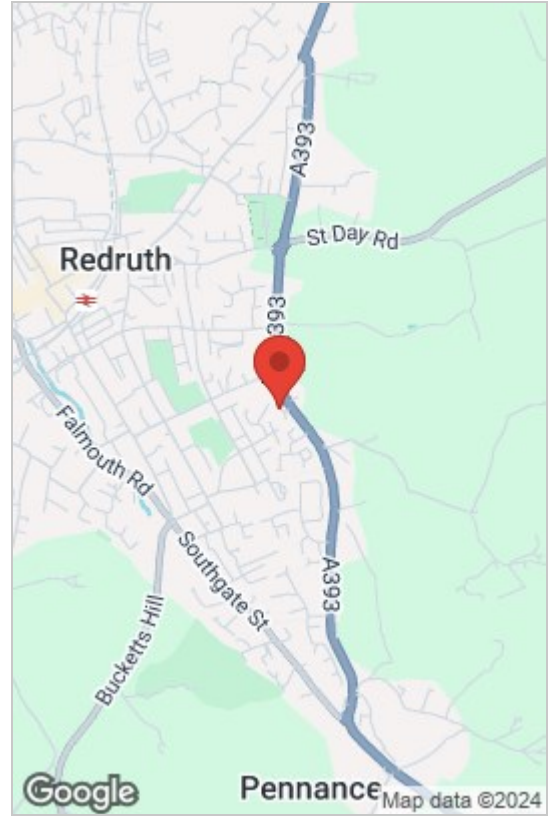
SERVICES

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

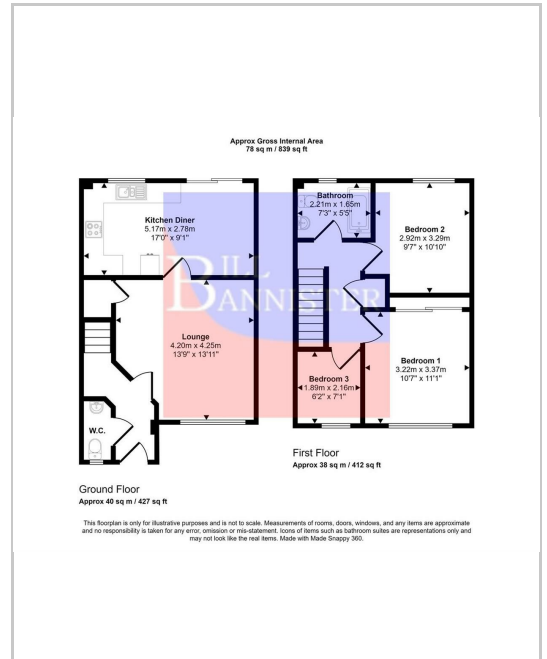
Broadband highest available download speeds - Standard 11 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

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

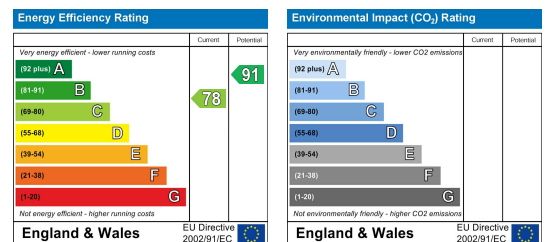
Area Map



Floor Plans



Energy Efficiency Graph



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