

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



3 Gwel An Koos

Treskerby, Redruth, TR15 1FB

Guide price £420,000



Situated in a popular residential location, this modern semi detached house is set over three floors and offers good sized family living accommodation. There are three bedrooms to the first floor with a master bedroom and en-suite on the top floor. To the ground floor there is a good sized lounge with French doors, a fitted kitchen/diner and a useful utility room. In addition to the family bathroom there is also a ground floor wc. The property is double glazed and this is complemented by gas fired heating. Externally there is a well enclosed rear garden and tandem parking for two vehicles.



We are pleased to offer for sale this four bedroom semi detached house offering spacious accommodation over three floors, situated in a select development coupled with a lovely rural outlook. The property benefits from double glazing throughout and gas central heating. A master bedroom with en-suite facilities on the top floor is complemented by a walk-in wardrobe. On the first floor there are two further generous sized bedrooms and a fourth bedroom with added potential for use as a home office. There is a family bathroom and a downstairs wc along with a built-in area allowing for utility facilities. The ground floor has a good sized kitchen/diner together with a large lounge/living area. A fully enclosed rear garden provides a haven for children and pets alike.

Double glazed upvc obscure glazed panel front door leading to:

HALLWAY
Radiator, LVT flooring, smoke alarm, stairs to the first floor and a door leading to:

WC
Low level wc and a wash hand basin with a tiled splash back. Wall mounted towel radiator and a double glazed obscure upvc window.

UTILITY/STORE ROOM
6'9" x 4'6" (2.08m x 1.38m)
With utility facilities including plumbing for white goods.

KITCHEN/DINER
9'1" x 18'9" (2.79m x 5.72m)
Fitted with a range of eye level and base level storage units and drawers. Oak worktop surfaces and an inset Belfast ceramic sink with a mixer tap. Built-in Neff electric oven/grill with extractor over and space for a standalone fridge/freezer. LVT flooring and a upvc double glazed window overlooking the front aspect. Leading into the dining area there is a upvc double glazed window overlooking the side aspect and half glazed French doors leading to:

LOUNGE/LIVING AREA
16'6" x 19'1" (5.04m x 5.84m)
Radiator and upvc double glazed French doors leading out onto the patio and garden.

FIRST FLOOR
LANDING
Built-in storage cupboard with shelving.

BEDROOM 2
9'2" x 16'4" (2.80m x 5.00m)
Upvc double glazed window overlooking the rear aspect and garden. Radiator.

BEDROOM 3
8'3" x 12'11" (2.52m x 3.95m)
Upvc double glazed window overlooking the front aspect with beautiful views over the adjoining countryside. Radiator.

BEDROOM 4/OFFICE
7'1" x 11'1" (2.17m x 3.38m)
Upvc double glazed window overlooking the rear aspect and garden. Radiator.

FAMILY BATHROOM
7'7" x 7'3" (2.33m x 2.21m)
Tiled flooring. A white bath with wall mounted taps and a tiled splash back. Fully tiled theromstatic double shower with sliding doors. Low level wc and a wash hand basin with vanity unit and tiled splash back. Wall mounted towel radiator.

SECOND FLOOR
SMALL LANDING
With a large walk-in wardrobe and access to eaves storage. Door to:

MASTER BEDROOM
13'0" x 9'5" (3.97m x 2.88m)
Two Velux windows and a radiator. Door to:

EN-SUITE
9'0" x 5'0" (2.75m x 1.54m)
Velux window, a tiled floor and a thermostatic shower in a fully tiled shower cubicle. Wash hand basin with a vanity unit and tiled splash back. Low level wc and a wall mounted towel radiator.

OUTSIDE
A gated access leads to the front driveway and there is a shared access driveway leading to two other properties. The driveway for this property is to the side of the house being block paved and provides tandem parking for two vehicles. To the rear there is a paved patio area with low rendered walls and steps up to a lawned area with a rectangular feature of barked chippings. The garden is fully enclosed making it safe for children and pets, being primarily fenced with a stone wall to the side. There are external power sockets.

DIRECTIONS
From our office in Redruth proceed up Station Hill, through East End and at the top of the hill at the mini roundabout proceed straight over towards Mount Ambrose. Proceed down the hill, turn right towards Redruth Highway and continue down until reaching Treskerby. Gwel An Koos will be found on the right hand side.

AGENTS NOTE
TENURE: Freehold.
COUNCIL TAX BAND: C.

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

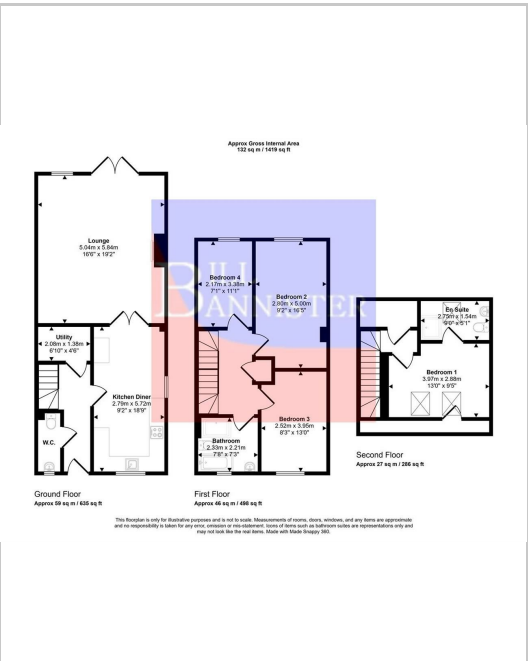
Broadband highest available download speeds - Standard 8 Mbps, Superfast 75 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Likely, Three None, O2 Limited, Vodafone Limited (sourced from Ofcom).

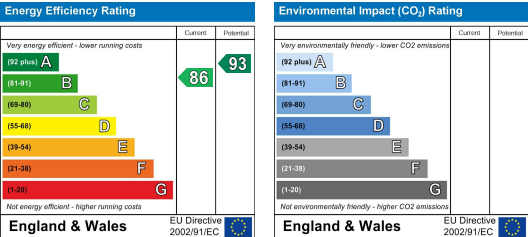
Area Map



Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.