

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

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

BILL BANNISTER

Sales & Lettings



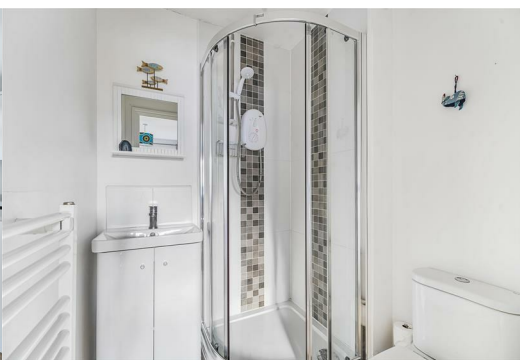
15 Treglea Close

Portreath, Redruth, TR16 4TR

Guide Price £315,000



Offered with no onward chain, this well presented modern semi detached house benefits from light and airy accommodation. There are three bedrooms, master with en-suite, a lounge with open access to a fitted kitchen/diner, a first floor family bathroom and the bonus of a ground floor cloakroom. The property is double glazed and this is complemented by air source heating. Externally there is dedicated parking to the front for two vehicles and a well enclosed low maintenance rear garden with a useful garden shed.



Situated on the edge of this very popular north coastal village famed for its surfing qualities, this modern semi detached home is offered chain free. There is a good standard of presentation offering a lounge, a dining area and a well appointed kitchen fitted with an oven, ceramic hob and a hood above. The hallway leads to the first floor with three bedrooms, the master having an en-suite and two are fitted with Sharps built-in wardrobes. From the rear elevation there are stunning sea and coastal views over the village of Portreath. The hallway, lounge and dining room are fitted with LVT flooring and there is also a ground floor cloakroom in addition to the family bathroom. Heating is via an air source pump providing underfloor heating to the ground floor and radiators to the first floor. It is of course double glazed and benefits from venetian blinds. Externally to the front numbered dedicated parking is provided for two vehicles. The rear garden is well enclosed designed to give good colour and is as low maintenance as possible. It has a large patio area, a further gravelled area, a timber shed together and side access. It is worthy of note that beyond the rear boundary there is a wildlife area.

ENTRANCE HALL

Upvc door and LVT flooring.

CLOAKROOM

Low level wc and a pedestal wash hand basin.

LOUNGE

11'5" x 14'3" (3.49m x 4.36m)

Understairs cupboard and LVT flooring. Leading to:

KITCHEN/DINER

15'0" x 11'8" (4.59m x 3.56m)

Fitted with an oven, hob and cooker hood. Plenty of working surfaces with cupboards and drawers beneath, an inset sink unit and space for white goods. There is a tall cupboard and matching eye level units. Spot lighting, LVT flooring and a window to the rear garden. The dining area has French doors to the rear garden.

FIRST FLOOR

BEDROOM 1

8'3" x 12'2" (2.52m x 3.71m)

Radiator and Sharps fitted double wardrobe.

EN-SUITE

3'11" x 4'5" (1.21m x 1.35m)

Corner shower cubicle with a Mira shower, Wash hand basin with vanity unit below and a low level wc. Ladder radiator and an extractor fan.

BEDROOM 2

8'3" x 10'3" (2.54m x 3.13m)

Radiator and a double fitted Sharps wardrobe.

BEDROOM 3

6'7" x 7'8" (2.02m x 2.36m)

Radiator and over-stairs wardrobe with hanging rail and storage space.

LANDING

With an airing cupboard housing a hot water cylinder and a radiator.

BATHROOM

6'7" x 6'3" (2.03m x 1.92m)

Panelled bath with a mains shower, tiled surround and a screen. Wash hand basin with vanity unit below. Low level wc. Shaver point, ladder radiator and an extractor fan. LVT flooring.

OUTSIDE

There is a dedicated numbered parking for two vehicles in front of the property. A side access leads to the rear garden which has large patio and gravelled ideal for sitting out in the sun. Beyond the boundary is a wildlife area. The gardens are a good feature of the property with some colourful planting and a garden shed.

DIRECTIONS

Proceed into Portreath village and continue towards the beach and bear round to the left and proceed up Tregea Hill. At the top turn left at the triangle and then take the second left which will be sign posted to Tregea Close where the property will be facing you.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICE FEE: £220 per annum.

SERVICES

Mains drainage, mains water, mains electricity and air source heating.

Broadband highest available download speeds - Standard 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

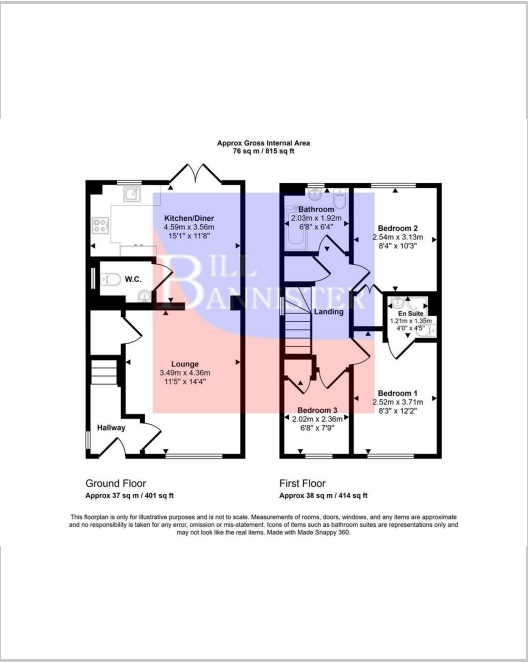
Mobile signal -

EE - Variable indoor & good outdoor, Three - Good outdoor only, O2 - Good outdoor only, Vodafone - Good outdoor only (sourced from Ofcom).

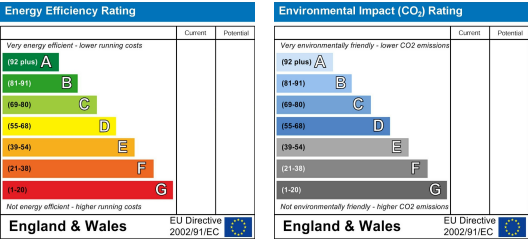
Area Map



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.