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BILL BANNISTER

Sales & Lettings



29 Plain-An-Gwarry

Redruth, TR15 1JB

£249,950



Offered for sale with the benefit of no onward chain, this terraced house has recently been updated and offers family sized accommodation. There are three bedrooms, a lounge, a separate dining room, a fitted kitchen and a first floor bathroom. The property is double glazed and this is complemented by gas fired heating. Externally there are enclosed gardens to both front and rear with the bonus of parking to the front for several vehicles.



Set back from the road in a popular location, this terraced property is offered with the benefit of no onward chain. Having been in the same ownership for some sixty years, there are three bedrooms to the first floor together with a modern bathroom suite. To the ground floor there is a lounge with a focal point granite fire surround and an inset wood burning stove (currently not in use) and there is also a separate dining room. This leads to a well proportioned kitchen with some electrical appliances included. It has a gas fired heating system and this is complemented by double glazing. The property has also been recarpeted and redecorated. Externally there are parking facilities to the front for several vehicles and an enclosed garden. To the rear there is a further enclosed area of garden with a patio and high fencing. There is a garage nearby available by separate negotiation if so required and this also has an extra parking space. Redruth town is within a virtually level walk and here you will find shopping facilities, the Buttermarket and various coffee shops. It gives access to local schooling and the north coast at Portreath with its sandy beach is within approximately four miles. The town also has a main line railway station and bus services.

LOUNGE

18'6" x 12'4" (5.64m x 3.77m)
Approached via a upvc double glazed door and there is a window with a slate sill. Stairs to the first floor with storage facilities beneath. Focal point slate hearth and a granite fire surround with an inset wood burning stove (at present not used). Radiator and spot lighting. Alcove with a fitted electric cupboard.

DINING ROOM

16'10" x 10'7" (5.14m x 3.25m)
Spot lighting, a radiator and access to:

KITCHEN

10'5" x 7'4" (3.19m x 2.24m)
Single drainer stainless steel sink unit with an array of working surfaces having storage beneath and tiled splash backs. Complementary eye level cupboards and a breakfast bar with a radiator. Electric oven, hob and cooker hood.

FIRST FLOOR

BEDROOM 1

9'3" x 11'2" (2.82m x 3.42m)
Radiator.

BEDROOM 2

10'0" x 9'6" (3.07m x 2.92m)
Radiator.

BEDROOM 3

6'10" x 10'9" (2.10m x 3.30m)
Radiator.

LANDING

Loft access and a radiator.

BATHROOM

7'2" x 11'11" (2.20m x 3.64m)
Generously proportioned having a twin grip panelled bath with a mains shower and wall tiling. Wash hand basin with a tiled splash back and a mirrored door medicine cabinet above. Low level wc, double cupboard housing an Ideal gas fired combi boiler and a ladder radiator.

OUTSIDE

To the front a hard standing provides parking for several vehicles with a wall and gateway leading to the front garden being mostly laid to lawn with a patio area. To the rear the garden is fully enclosed being mostly laid to lawn also with a patio area. There is a rear pedestrian access.

Please note that there is a nearby semi detached garage 2.88m x 6.08m (9'5 x 19'11) with double doors and parking available to the front and this is available by separate negotiation if required.

DIRECTIONS

From our office in Redruth proceed along Chapel Street, into Foundry Row and then take the second turning right by the traffic lights into Plain An Gwarry. Continue along and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: B.

SERVICES

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

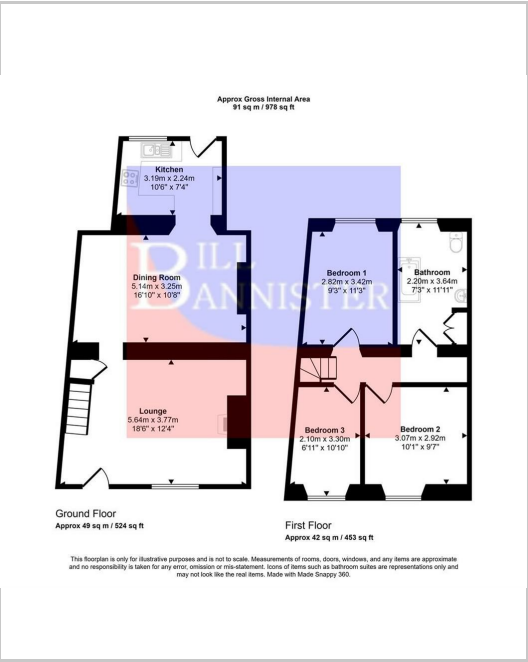
Broadband highest available download speeds - Standard 14 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -
EE - Good outdoor only, Three - Good outdoor & variable indoor, O2 - Good outdoor only, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).

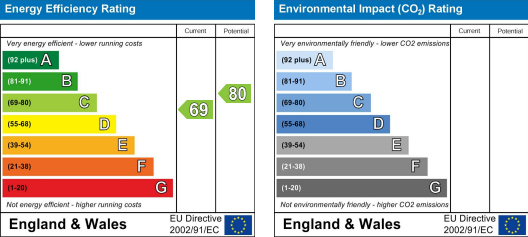
Area Map



Floor Plans



Energy Efficiency Graph



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