



**CORNISH  
BRICKS**

**31 New Row, Mylor Bridge**

Guide Price **£550,000**



# 31 New Row

## Mylor Bridge, Falmouth

BEAUTIFULLY PRESENTED, PRETTY, 3 BEDROOM BUNGALOW, enjoying a SIZABLE & BEAUTIFUL PLOT, which also boasts a DOUBLE GARAGE, PARKING, GARDEN STUDIO/GYM, located on a quiet road in the centre of Mylor.

The vendor has MUCH IMPROVED the property in her ownership, boasting NEW BATHROOM, EN-SUITE & KITCHEN, REDECORATED THROUGHOUT, NEW FLOORING & CARPETS, 3 DOUBLE BEDROOMS, ELEVATED POSITION with a LOVELY OUTLOOK, FRONT & REAR GARDENS.

**\*\*\* NO ONWARD CHIAN \*\*\***

### PROPERTY:

You enter into the entrance hallway with doors off the living accommodation. You have a large lounge/dining area which is a lovely room, with beamed ceiling, dual aspect and flooded with natural light with door out to the side and window to the front. The lounge area has a log burner, making it the perfect place to retreat on those winter nights.

The kitchen/breakfast room has been replaced with a range of modern yet traditional, shaker style base and wall units, space for fridge freezer and built in oven with hob with extractor over, inset sink with mixer tap over and window enjoying views of the garden and beyond.

The property has three double bedrooms with the 2nd bedroom enjoying the benefit of an ensuite, a modern family bathroom with bath, separate shower, sink and W.C, heated towel rail tiled splash back and floor.





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### EXTERNALLY:

In addition to its charming interior, this bungalow also features a double garage, which houses the washing machine and provides ample storage space for your vehicles and outdoor equipment. Whether you're looking for a place to store your car or need a space to work on your hobbies, the garage has you covered. It has two parking spaces in front of the garage.

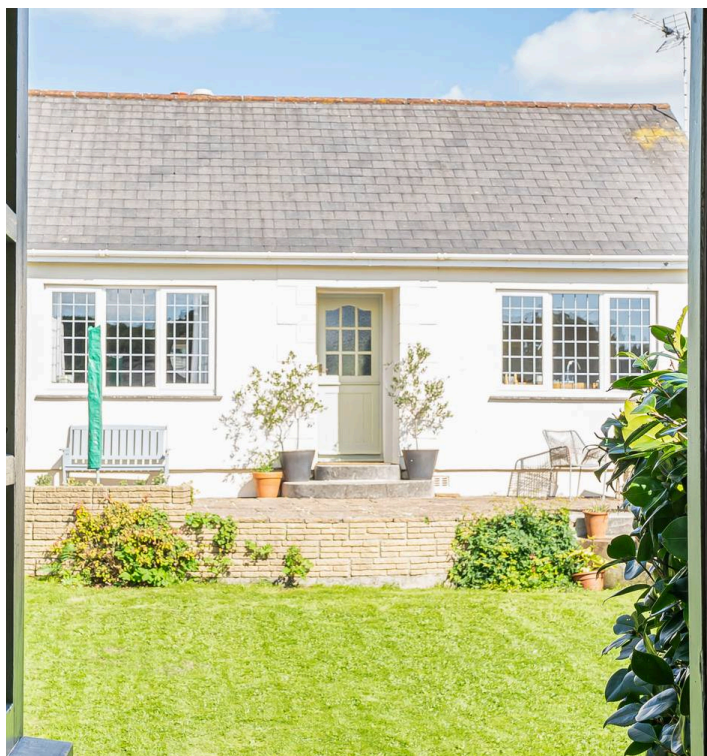
Above the garage, you have a wonderful garden studio, great for anyone looking for a gym or that works from home. Equally a great hang out for teenage children.

The garden is to the front of the property, mainly laid to lawn with steps up to a raised terraced seating area outside the front door, which takes in the wonderful surroundings. The garden enjoys a great deal of privacy with a sunny aspect.

**HEATING & GLAZING:** Oil fired central heating & UPVC double glazing.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage, and electricity.



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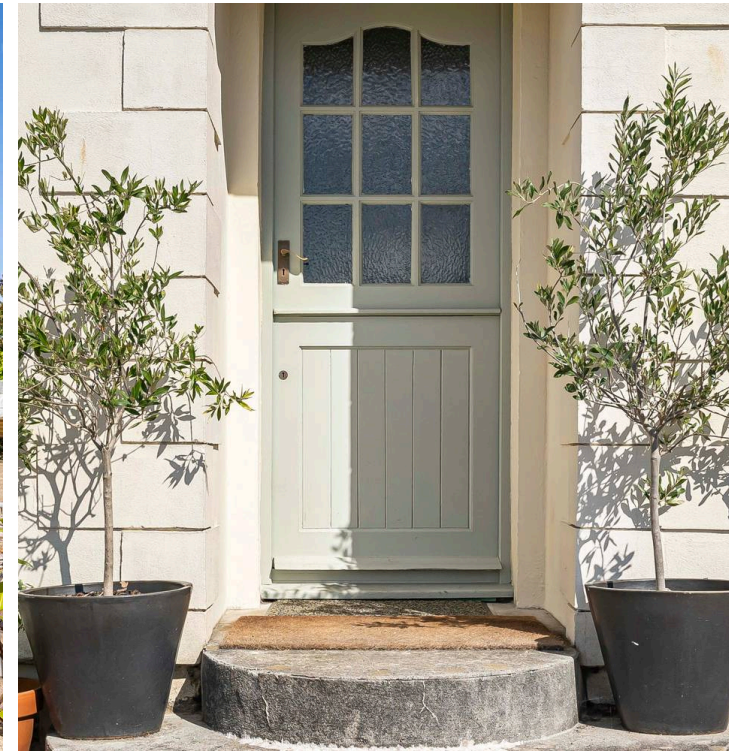
### LOCATION:

If you're looking for a peaceful place to live close to the water, Mylor Bridge is a great destination to consider and this property enjoys a fantastic position, on a quiet road in the centre of Mylor, within walking distance to village amenities.

Mylor Bridge is a highly regarded Creekside village which offers excellent facilities that include the Lemon Arms Pub, a village store, primary school, pre-school, playgroups, doctor and dentist surgeries, a Post Office and newsagent, coffee shop, hairdressers, award winning butcher's shop plus a fishmonger. The village hall offers numerous activities that you can participate in. There are also several local clubs, tennis courts, a bowling green, playing fields plus regular bus service running to Falmouth and Truro.

The Village is located approximately 4 miles from the harbour town of Falmouth and 8 miles from the Cathedral City of Truro - both of which have good schools, excellent shops, business, and recreational facilities.

Mylor Creek is a tributary of the River Fal, leading into the Carrick Roads with access to some of the best day sailing waters in the county. There are a number of yacht clubs nearby including those at Restronguet, Mylor, Flushing, and several in Falmouth. Mylor Harbour, just a short distance away, has remarkable facilities including a Marina with pontoon and swinging moorings, chandlers, marine services plus restaurants and a general store/café.

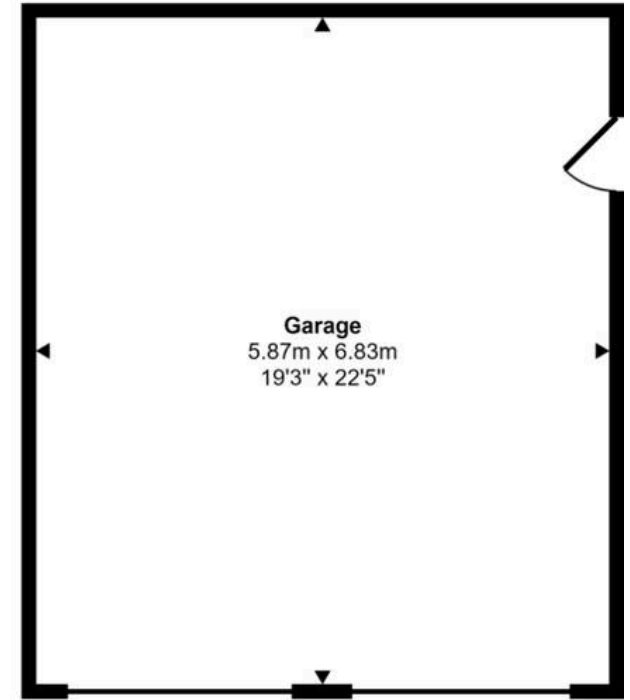
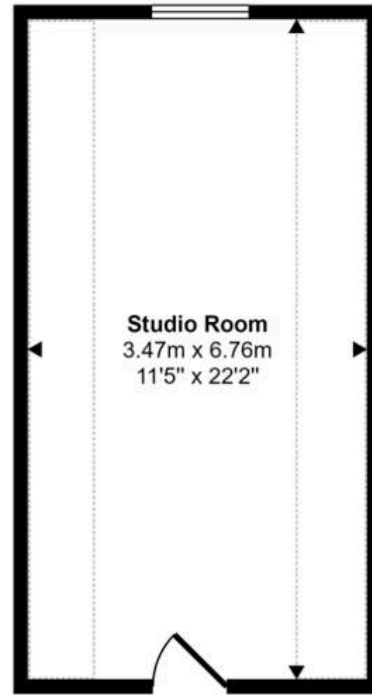
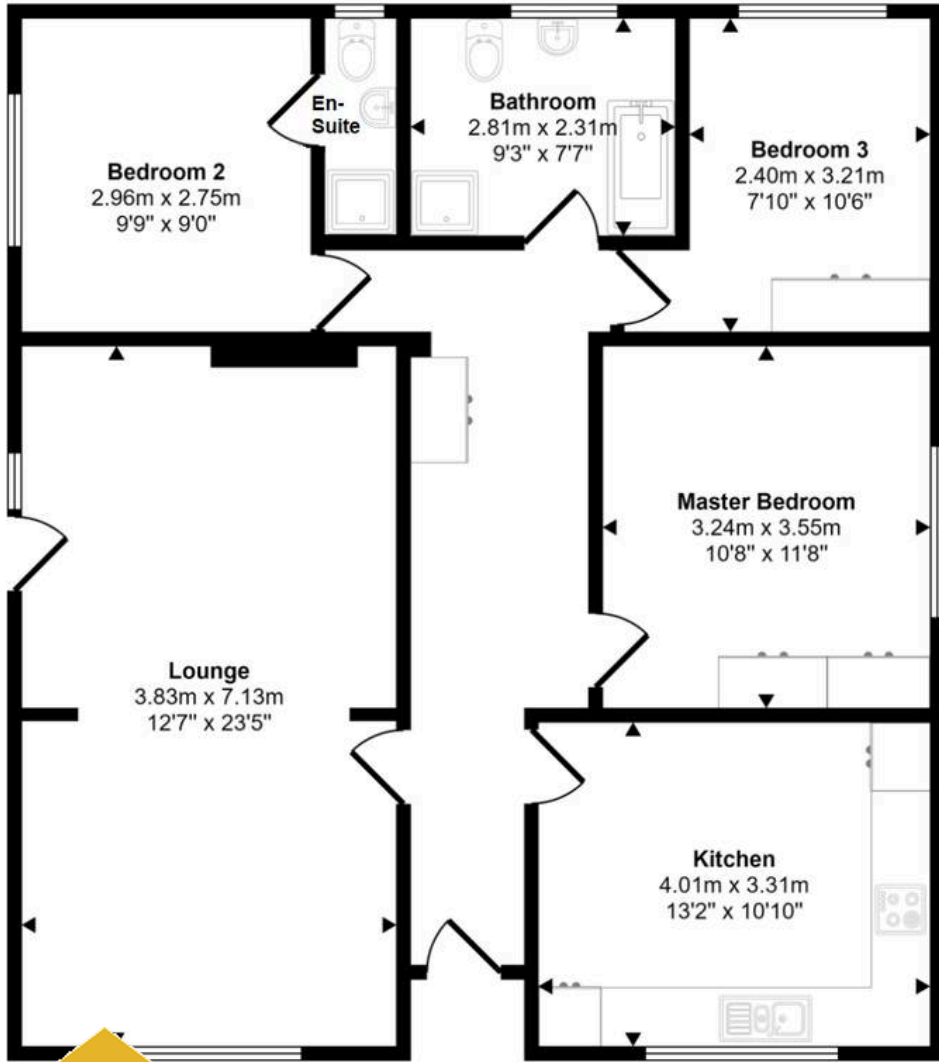









Approx Gross Internal Area  
160 sq m / 1721 sq ft



  
Ground Floor  
Approx 1038 sq ft

Studio Room  
Approx 23 sq m / 252 sq ft

Garage  
Approx 40 sq m / 431 sq ft

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Cornish Bricks

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