



## 12 Parc Peneglos, Mylor Bridge, Falmouth, TR11 5SL

Guide Price £540,000

Located in the ever popular creekside village of Mylor, enviably positioned within a quiet, traffic-free cul-de-sac approximately a 5 minute walk to local amenities; an exceptional, semi-detached 4 double bedroom bungalow, beautifully appointed internally with stylishly updated kitchen, living and dining areas benefitting from tasteful redecoration, together with high quality fixtures and fittings throughout. To the rear, a landscaped garden with raised deck overlooks the village bowling green and beyond, the rolling countryside in the distance. Driveway parking to front offers space enough for 2 vehicles in tandem, along with a neatly maintained area of lawn adjacent. To be sold with the added benefit of no onward chain.

### Key Features

- Expansive bungalow, close to village amenities
- 4 double bedrooms, 2 bath/shower rooms
- Ready for immediate occupation!
- No onward chain
- Exceptional level accommodation
- Beautifully appointed and recently fitted kitchen
- Driveway parking
- EPC rating D



## THE ACCOMMODATION COMPRISES

From the tarmac driveway, a garden path with mellow stone paving leads to a raised threshold with part-obscure glazed uPVC front entrance door opening into the:-

### ENTRANCE PORCH/CLOAK AREA

Light and bright, with glazing to the side elevation providing an outlook over the well tended front lawn. Beautifully decorated throughout, with coat hooks, ceiling light, Dimplex Quantum electric heater and engineered oak flooring. Contemporary oak door leading into the:-

### LIVING ROOM

Superbly finished with neutral toned cupboards, featuring freestanding wood burning stove on a slate hearth, with exposed flue. Two pairs of contemporary brass wall lights and natural light via uPVC double glazed window to the front elevation. Contemporary oak door to the inner hallway, Dimplex Quantum electric wall heater, TV aerial point. Broad opening to concertina oak door, flowing into the:-

### DINING ROOM

Offering an exceptional outlook via clear glazed French doors to the rear with views across the well tended garden, the open green of Mylor Bridge Bowling Club and beyond, the rolling fields to the distance. A linking room connecting the living room and kitchen/diner. Engineered oak flooring, inset downlights with dimmer switching, TV aerial point. Opening leading into the:-

### KITCHEN/DINER

Of exceptional quality, superbly arranged and stylishly appointed, offering a comprehensive range of panelled units incorporating cupboards, drawers and pantry-style cupboards allowing for generous storage. Adorned with a polished stone worktops and incorporating a Belfast sink paired with a Quooker mixer tap, complete with an instant boiling water function, together with Rangemaster cooker with six plate ceramic hob and broad extractor. Continuation of engineered oak flooring, together with contemporary brass wall lights and inset downlights with dimmer switching. Space for small table and chairs. uPVC double glazed window to the front elevation. Dimplex Quantum electric wall heater. Contemporary oak door and step descending to the:-

### UTILITY

Double aspect and particularly spacious, offering two sets of double glazed casement windows to the side and rear elevations with fantastic panoramic views over the nearby countryside, uPVC stable-style door allowing access onto the rear garden. Polished worksurface to one side, incorporating stainless steel sink and mixer tap, space and plumbing for a washing machine and dryer respectively, together with one cupboard unit at mid-point. Dimplex Quantum electric wall heater, further space for American-style or tall fridge/freezer, if required. Engineered oak flooring, ceiling light.

### INNER HALLWAY

Contemporary oak doors to all bedrooms, main bath/shower room and airing cupboard housing hot water tank with slatted shelving. Three ceiling lights, loft hatch, Dimplex electric wall heater.

## BEDROOM ONE

A principal bedroom with an array of built-in wardrobes providing surplus shelving and hanging space. Ceiling light, uPVC double glazed window to the rear elevation. Concertina door to:-

## EN-SUITE SHOWER ROOM

A three piece suite comprising low flush WC, vanity unit with sink, together with shower cubicle incorporating Triton Sport electric shower and glazed shower door. Fully tiled floor and walls. Extractor fan, ceiling light.

## BEDROOM TWO

A nicely proportioned double room with electric wall heater, ceiling light and uPVC double glazed window to the front elevation.

## BEDROOM THREE

Light and bright, another double room with glazing to the rear providing appealing far-reaching views towards the rolling fields in the distance. Ceiling light with dimmer switching, electric wall heater.

## BEDROOM FOUR

Similarly proportioned to bedroom three. uPVC double glazed window to front elevation. Ceiling light with dimmer switching, electric wall heater.

## BATH/SHOWER ROOM

Incorporating quality sanitaryware including pedestal wash hand basin, low flush WC, freestanding clawfoot rolltop bath and corner shower cubicle with glazed and curved shower doors, incorporating electric shower. Fully tiled floor and walls, extractor fan, ceiling light. Obscure glazed casement window.

## THE EXTERIOR

### TO THE REAR

A beautifully arranged and well landscaped rear garden, featuring a raised timber deck providing a level sitting out space with four steps descending to a paved patio, allowing access onto the lawned area, with neatly planted borders and panel fencing to the boundaries. Exceptional far-reaching views to be taken in over the Mylor Bridge Bowling Club opposite, and beyond, the rolling fields to the distance. Two exterior hot and cold water taps, hardstanding area featuring a shed with electricity connected. A mellow stone paved garden pathway circulates around one side of the property providing passageway to the front garden and driveway.

### TO THE FRONT

Continuation of paved and stone shingle pathway surrounding the property, a well maintained frontage with a gentle sloping lawn and planted borders, offering a degree of depth to this exceptional bungalow, together with a gently sloping tarmac driveway providing parking in tandem for at least two vehicles. Exterior cold water tap, external light.

## GENERAL INFORMATION

### SERVICES

Mains drainage, water and electricity are connected to the property. Electric wall heaters throughout. Wood burning stove to living area. Telephone points (subject so supplier's regulations).



## **COUNCIL TAX**

Band C - Cornwall Council.

## **TENURE**

Freehold.

## **VIEWING**

Strictly by appointment only with the vendors' Sole Agent -  
Laskowski & Company, 28 High Street, Falmouth, TR11  
2AD. Telephone: 01326 318813.



# Floor Plan

