



MAP estate agents
Putting your home on the map

**Illogan Highway,
Redruth**

**£280,000
Freehold**





**Illogan Highway,
Redruth**

£280,000 Freehold

Property Introduction

An exceptionally well presented semi-detached family home located on Agar Road, Redruth, therefore benefitting from easy access to the main A30 trunk road. Upon entering the property, you are greeted by a feature lounge with an open Victorian style fireplace along with high ceilings with an oak staircase ascending to the first floor accommodation. An inner hallway leads to a shower room/utility housing the gas boiler along with access to a large, impressive kitchen/diner extension which is ideal for socialising. The kitchen boasts an array of fitted storage cupboards along with integrated appliances with double uPVC double glazed doors giving access out to the garden. The first floor accommodation has three bedrooms - the principal having a Juliet style balcony overlooking the rear garden as well as a luxury bathroom suite with double-ended bath and shower cubicle located on a raised platform. Throughout, there is a gas fired central heating system complemented by uPVC double glazed windows and doors with off-road parking to the front for two vehicles. A pathway via the side of the property leads round to the generous size garden being enclosed with a paved patio, additional gravelled sitting area with steps ascending to a lawn and a range of useful outbuildings.

Location

Being situated within a reasonable distance to the shops of both Camborne and Redruth, the main A30 trunk road is also close by providing access to other areas of the county that much easier. The rugged and majestic north coast is within a reasonable travelling distance and offers excellent surfing beaches, such as Porthtowan, Portreath and Perranporth which also appeals to keen walkers to enjoy the breathtaking coastal paths. Other recreational attractions nearby include the Tehidy Country Park and golf course - this being popular for families to explore and is also the gateway to the north cliffs. The cathedral city of Truro lies approximately ten miles distant, this being the main centre in Cornwall for business and commerce along with attractions, such as the Hall for Cornwall located on the piazza, museum and the three-spired cathedral. For those who enjoy water sports, the south coast beaches, such as Maenporth, Castle, Gyllyngvase and Swanpool offer sheltered beaches ideal for kayaking and paddleboarding.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

LOUNGE 15' 8" x 12' 1" (4.77m x 3.68m)

An impressive room with a uPVC double glazed sash window to the front. Feature Victorian fireplace with wood surround mantel, high ceilings and oak staircase to the first floor with understairs storage cupboard. Radiator. Door to:-

SHOWER ROOM/UTILITY

uPVC double glazed window to the side. Close coupled WC, wash hand basin with drawers under, mirror above with electric light, gas fired boiler, plumbing for automatic washing machine, walk-in shower and vertical radiator.

KITCHEN/DINER 18' 6" x 15' 6" (5.63m x 4.72m)

An impressive cooking and socialising space with double uPVC double glazed doors leading to the garden along with a uPVC double glazed window. Sink unit with mixer tap, a good range of base and wall-mounted storage cupboards with working surfaces, integrated double oven, microwave, hob with splashback and extractor hood over, two pan drawer unit and integrated dishwasher. Radiator.

FIRST FLOOR LANDING

Access to loft and vertical radiator. Doors off to:-

BEDROOM ONE 12' 1" x 9' 0" (3.68m x 2.74m)

uPVC double glazed window to the front. Oak veneer door to landing and radiator.

BEDROOM TWO 6' 11" x 6' 4" (2.11m x 1.93m) maximum measurements

uPVC double glazed window to the front. Oak veneer wood door and radiator with cover.

INNER LANDING

Door to:-

PRINCIPAL BEDROOM THREE 15' 6" x 14' 3" (4.72m x 4.34m)

uPVC double glazed doors accessing a Juliet style balcony overlooking the garden and additional uPVC double glazed window to the rear. Oak veneer door and vertical radiator.

BATHROOM

uPVC double glazed window to the side. A luxury bathroom suite with a feature double-ended bath, shower cubical located on a raised platform, circular wash hand basin with drawers under, close coupled WC, extractor fan, loft access (which is boarded) and oak veneer door. Vertical radiator.

OUTSIDE

Immediately to the front of the property are two off-road parking spaces on the gravelled driveway. A pathway via the side of the property leads to the rear garden which has a paved patio accessing a sitting area being gravelled and steps leading up to a lawned garden having three useful outbuildings.

SERVICES

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

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

Proceeding along Barncoose Terrace, feeding into Agar Road, Number 123 is located on the left-hand side where a MAP 'For Sale' board has been erected for identification purposes. If using What3words: abolish.meanwhile.appear

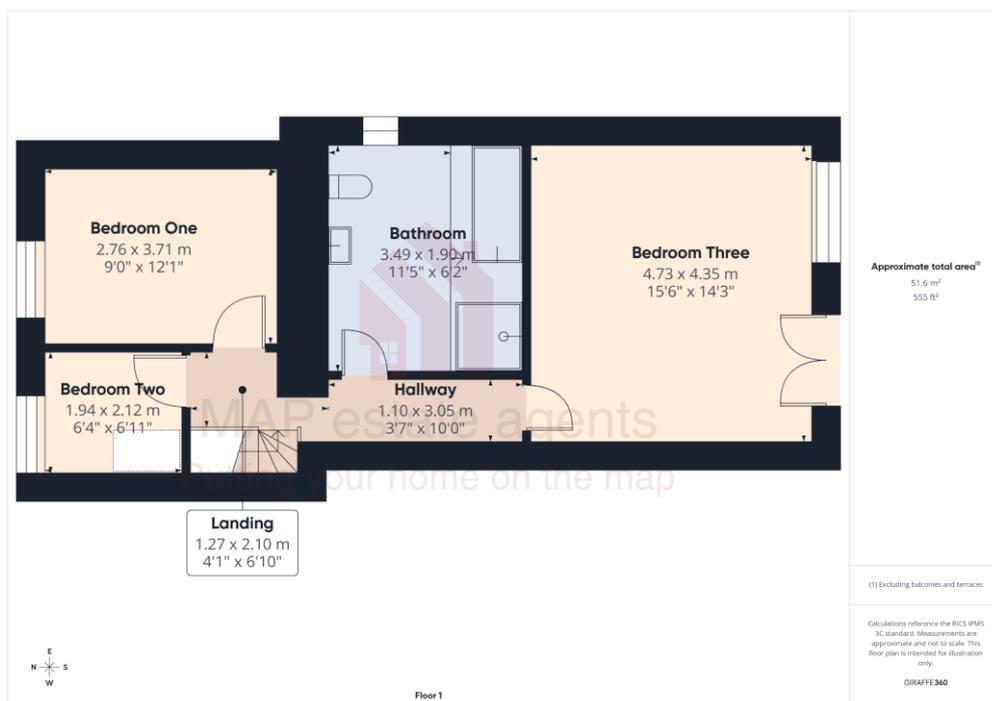
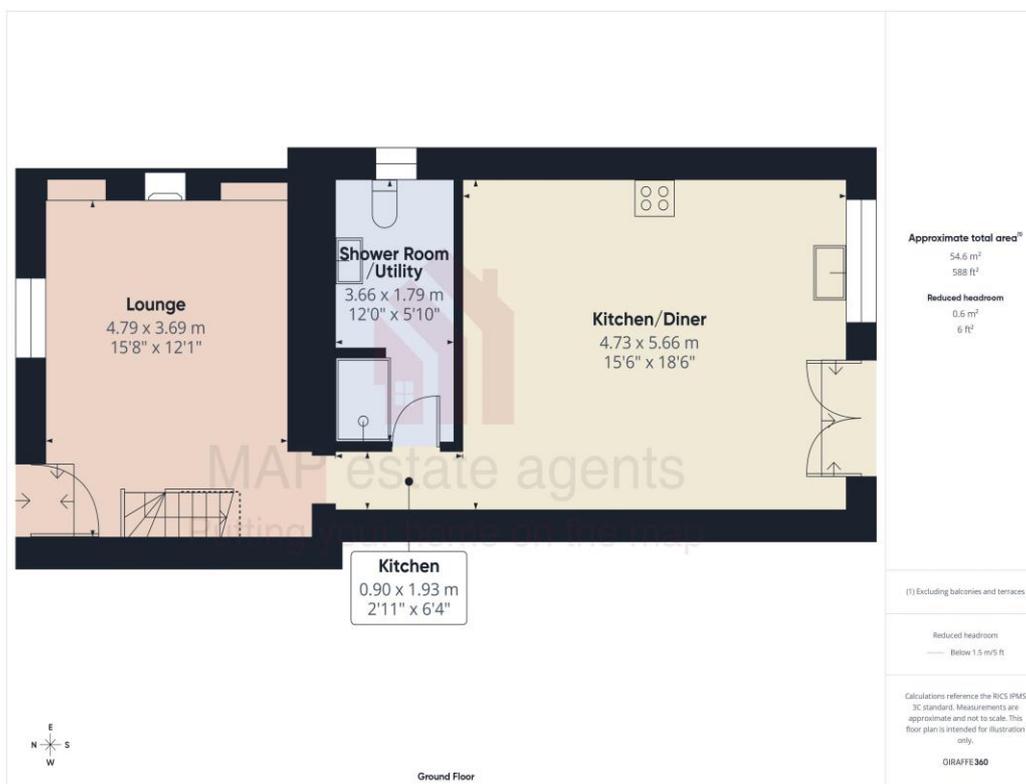


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- An exceptional semi-detached family home
- Presented to a very high standard
- Three bedrooms
- Lounge with feature Victorian tiled fireplace
- Impressive kitchen/diner extension
- Ground floor shower room/utility
- Luxury first floor bathroom suite
- Gas central heating, double glazing
- Off-road parking for two vehicles
- Enclosed rear garden with outbuildings



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.