

Lang Llewellyn & Co
Trusted Property Experts

Guide Price **£175,000**

Bos Byghan Berkeley Cottages

Falmouth, Falmouth

Council Tax band: A

Tenure: Freehold

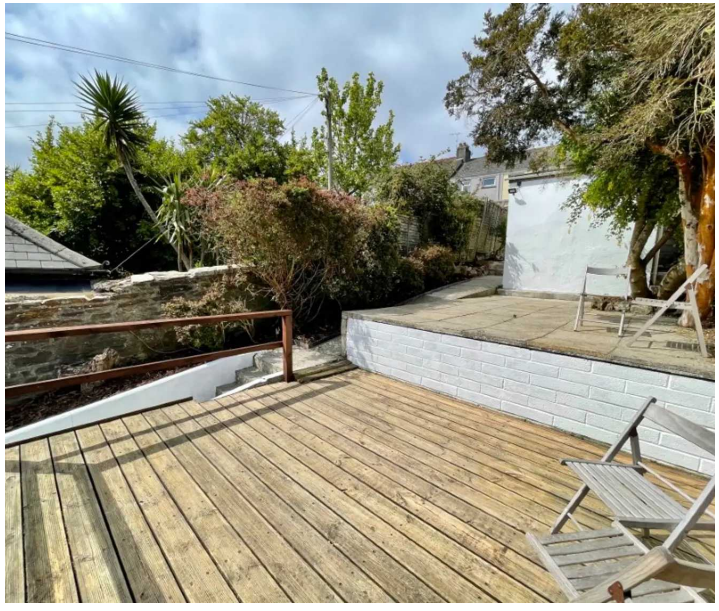
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Attached Bungalow/Apartment style Dwelling, Detached Garage, Lounge/Dining/Kitchen Shower Room, Gardens

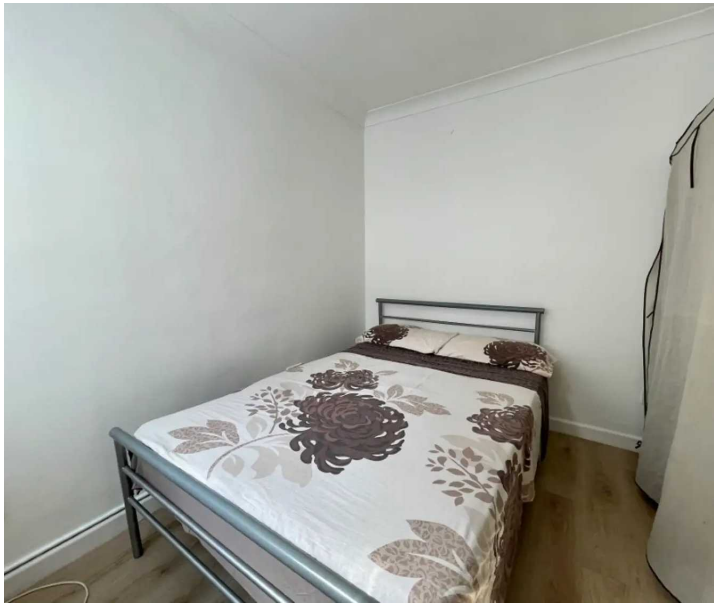












LIVING ROOM
12' 0" x 11' 4" (3.66m x 3.45m)
Double glazed window to the front elevation, along one wall is a modern fitted Shaker style kitchen cupboards in cream with a range of matching cupboards and drawers beneath with a composite wood style worktop over. Inset single drainer sink unit with mixer tap. Inset four ring electric hob with a glazed splashback over and an extractor hood. Fitted electric oven beneath. Built in fridge with freezer compartment and built in washing machine. Radiator. TV aerial point and telephone point. Wall mounted extraction unit. Ceiling mounted smoke alarm Door giving access to;

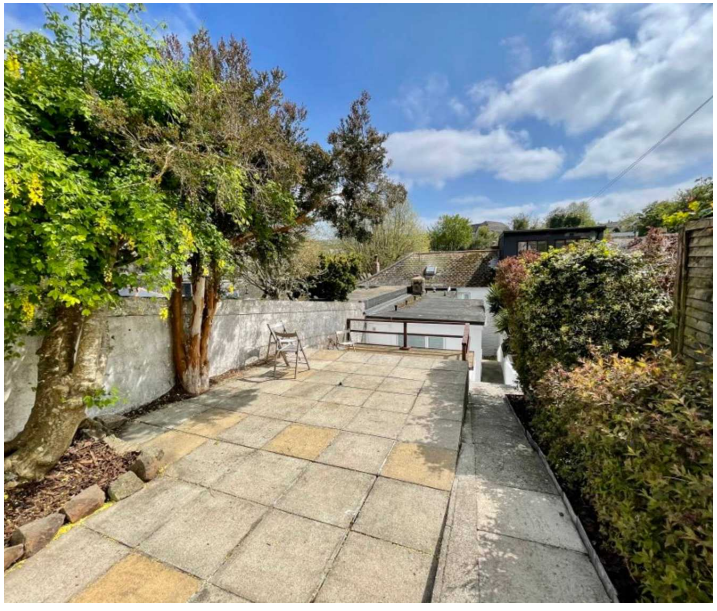
INNER HALL
9' 5" x 2' 9" (2.87m x 0.84m)
Ceiling mounted mounted smoke alarm and wall mounted electric consumer box, electric radiator.

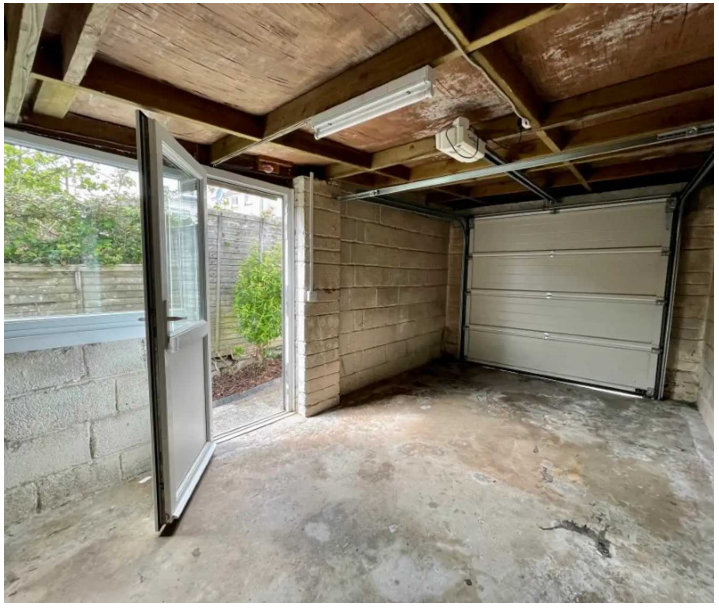
SHOWER ROOM
Suite comprising a corner shower unit with a tiled surround and an electric Mira shower over. Pedestal wash hand basin with a tiled splash back and wc. Wall mounted, mirrored cabinet and heated tower rail. Extractor fan. Double glazed obscured window to the side.

BEDROOM
9' 4" x 8' 3" (2.84m x 2.51m)
Double glazed window to the rear, wall mounted electric consumer box, electric radiator.

DETACHED GARAGE
15' 10" x 9' 5" (4.83m x 2.87m)
A generously proportioned garage with electronic up and over door, light and power are connected, built-in storage cupboard with consumer box, wall mounted work surface, double glazed window to the side and half glazed double door giving access back into the garden.







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