MAP estate agents

Putting your home on the map

Lannarth Glas, Lanner, Redruth

£255,000
Freehold

Lannarth Glas,
Lanner, Redruth

£255,000
Freehold

Property Introduction

Situated within the popular village of Lanner, this well presented two bedroom semi-detached bungalow offers comfortable single level living in a quiet residential setting.

The property features a lounge with wood burner, a modern fitted kitchen, conservatory, two bedrooms and a bathroom.

It is complemented by low maintenance gardens, a garage and off-road parking for two cars.

Location

Situated close to the centre of the village there is a convenience store within a short walk and set off from the square is a Public House which is well respected within the village as a centre of community life. Schooling is available for younger children nearby and Redruth, which is the nearest major town, is within one and a half miles.

Redruth offers a range of national and local shopping outlets, there are banks, a Post Office, a mainline Railway Station that connects with London Paddington and the north of England and secondary education is available within the town. Kresen Kernow which is a mecca for Cornish archives and local history, is located in Redruth. Lanner is within eight miles of Falmouth on the south coast which is Cornwall's university town, it is nine miles to the county town of Truro and the north coast at Portreath with its sandy beaches and active harbour will be found within seven miles.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

CONSERVATORY 9' 3" x 7' 8" (2.82m x 2.34m)

Glazed on three sides with an opaque roof. Laminate flooring and double glazed door opening to:-

KITCHEN 9' 3" x 8' 5" (2.82m x 2.56m)
Range of white high gloss units with worktop over incorporating sink and drainer and tiled surround. Space for washing machine, space for oven, space for fridge/freezer. Tiled floor and part tiled walls. Glazed door opening to hallway and further glazed door opening to:-

LOUNGE/DINER 19' 8" x 8' 7" (5.99m x 2.61m) plus door recesses
Double glazed window with vertical blind. Inset fireplace housing wood burner and hearth. Door to:-

HALLWAY
Glazed opaque front entrance door. 'Rointe' electric heater. Loft hatch and double airing cupboard housing the immersion tank. Doors off to:-

BEDROOM ONE 11' 0" x 9' 11" (3.35m x 3.02m)
Double glazed window with vertical blind.

BEDROOM TWO 9' 11" x 8' 7" (3.02m x 2.61m)
Double glazed window with vertical blind.

BATHROOM
Obscured double glazed window. Tiled walls and floor. Low level WC, pedestal wash hand basin, bath with electric shower over and folding screen. Heated towel rail.

OUTSIDE FRONT
Designed to be low maintenance with gravelled areas and a range of mature shrubs, bushes and plants with steps leading up to the front door.

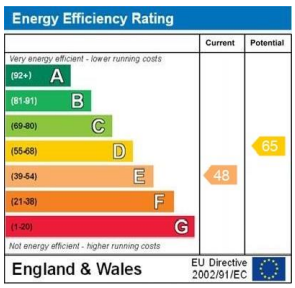
REAR GARDEN
The rear garden is enclosed by fencing and enjoys the sun with a paved patio. Pathway and pedestrian gate provide access around to the front and a wood store. Outside tap and storage shed. Accessed via the rear gate is a:-

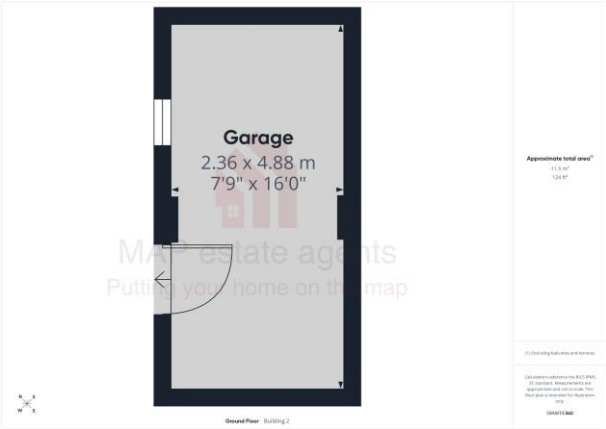
GARAGE 16' 0" x 7' 9" (4.87m x 2.36m)
Up and over door. Side pedestrian door. Electric and lighting.

SERVICES
Mains electric, mains water and mains drainage.

AGENT'S NOTES
The Council Tax band is band 'B'.

DIRECTIONS
Driving through the village from the Falmouth side, continue past the bakery and the fish and chip shop on the right hand side. Drive past Henscol on the left, then turn next left to Lannarth Glas, follow around to the right and the property can be found on the right hand side. If using What3words: regularly.snoring.detection





MAP's top reasons to view this home

- Well presented bungalow
- Village location
- Semi-detached
- Lounge with wood burner
- Kitchen
- Conservatory overlooking well kept garden/courtyard
- Two bedrooms
- Bathroom
- Garage and summerhouse
- Parking for two cars

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.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.