



3 Forth Gwedhen, Helston, TR13 8FL

£300,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

3 Forth Gwedhen

- POPULAR FAMILY FRIENDLY LOCATION
- THREE BEDROOM SEMI-DETACHED HOUSE WITH SCOPE AND POTENTIAL TO EXTEND subject to any necessary consents
- THOUGHTFULLY ARRANGED AND WELL SUITED FOR FAMILY LIVING
- COMFORTABLE & VERSATILE ACCOMMODATION
- LOVELY GARDENS TO REAR
- DRIVEWAY AND GARAGE PARTITIONED TO OFFER STORAGE AND UTILITY AREA
- CONSERVATORY
- FREEHOLD
- COUNCIL TAX C
- EPC C70







Situated within a highly sought after residential location, this well proportioned three bedroom semi detached home offers comfortable and versatile accommodation, together with excellent outdoor space and exciting future potential.

The accommodation is thoughtfully arranged and well suited to modern family living, comprising an entrance hall with cloakroom, a kitchen breakfast room and a generous lounge, versatile in its layout and spacious enough to accommodate both seating and dining areas if desired. To the rear, a conservatory provides an additional reception space, enjoying a pleasant outlook over the gardens and opening directly outside.

The gardens are undoubtedly a real highlight of the property. Level, fully enclosed and enjoying a sunny aspect, they provide a wonderful space for children to play, outdoor entertaining or simply relaxing and making the most of the warmer months.

On the first floor there are three bedrooms together with a family bathroom, offering comfortable accommodation for families, guests or those requiring space to work from home.

To the front of the property there is driveway parking, whilst the garage has been partitioned to provide useful storage to the front and a practical utility room to the rear, accessed directly from the garden.

Offering an appealing combination of location, adaptable living space and family friendly gardens, this is a home ready to be enjoyed whilst also presenting scope and potential to extend, subject to any necessary consents being obtained, allowing future owners the opportunity to further enhance the property over time.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DECORATIVE & OBSCURED GLAZED DOOR TO

HALLWAY

With stairs rising to the first floor, radiator and access to various rooms.

CLOAKROOM 6'2" x 2'9" (1.88m x 0.84m)

With low level W.C. and wash hand basin in vanity unit with cupboard below, radiator and obscured window to front.

KITCHEN/BREAKFAST ROOM 11'4" x 10'2" (3.45m x 3.10m)

Fitted with a range of base and wall units with work surfaces over and stainless steel sink and drainer, space and plumbing for dishwasher, space and point for fridge freezer, electric oven with gas hob over with filter and light above. Wall mounted Worcester combi boiler, window to front and radiator.

LOUNGE 16'8" x 12'7" (5.08m x 3.84m)

A lovely spacious room with space to both relax and dine with storage cupboard, radiator, borrowed light window to conservatory and door to

CONSERVATORY irregular shaped room 15'9" (max) x 10'2"

(irregular shaped room 4.80m (max) x 3.10m)

With windows to both sides and rear and double doors to rear garden.

FIRST FLOOR

LANDING

With doors to various rooms, loft access and linen cupboard.

BEDROOM ONE 11'4" x 9'7" (3.45m x 2.92m)

With built-in wardrobe, radiator and window to rear overlooking the garden.

BEDROOM TWO 10'5" x 9'3" (3.18m x 2.82m)

With radiator and windows to front.

BEDROOM THREE 7'9" x 7'5" (2.36m x 2.26m)

With radiator and window to front.

BATHROOM 7'2" x 5'4" (2.18m x 1.63m)

With suite comprising of a bath with tiled surround and Mira Excel hot water shower, low level W.C., pedestal wash hand basin, obscured window to front and radiator.

OUTSIDE

To the front of the property is a lawned area with a Cornish hedge style stone wall to the front, a path leads to the front door. There is a useful outside tap and a driveway offers off road parking and leads to

GARAGE

With up and over door, power and light. The garage has been partitioned so that the front portion offers a





STORAGE AREA 9'3" x 8'8" (2.82m x 2.64m)

With pedestrian door to

UTILITY AREA 6'9" x 8'6" (2.06m x 2.59m)

A useful space with power and light and space and plumbing for washing machine. Also providing for additional storage space, window to rear and door to

GARDENS

The garden is a real highlight of the property and it is fully enclosed offering a safe area for children and pets. There is a patio seating area with the remainder of the garden being mainly laid to a level lawn. The garden enjoys a sunny aspect and offers pedestrian access to the utility room.

SERVICES

Mains water, electricity, drainage and gas.

WHAT3WORDS

prospered.wanted.blockage

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band C.

DATE DETAILS PREPARED.

27th May 2026.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

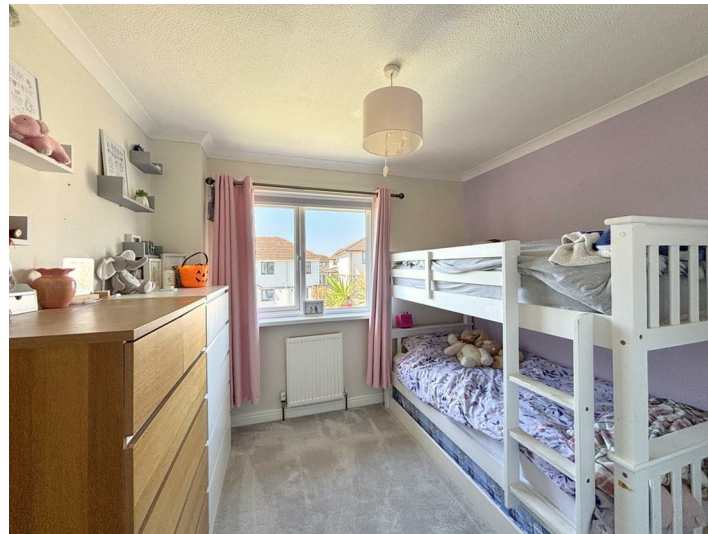
<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

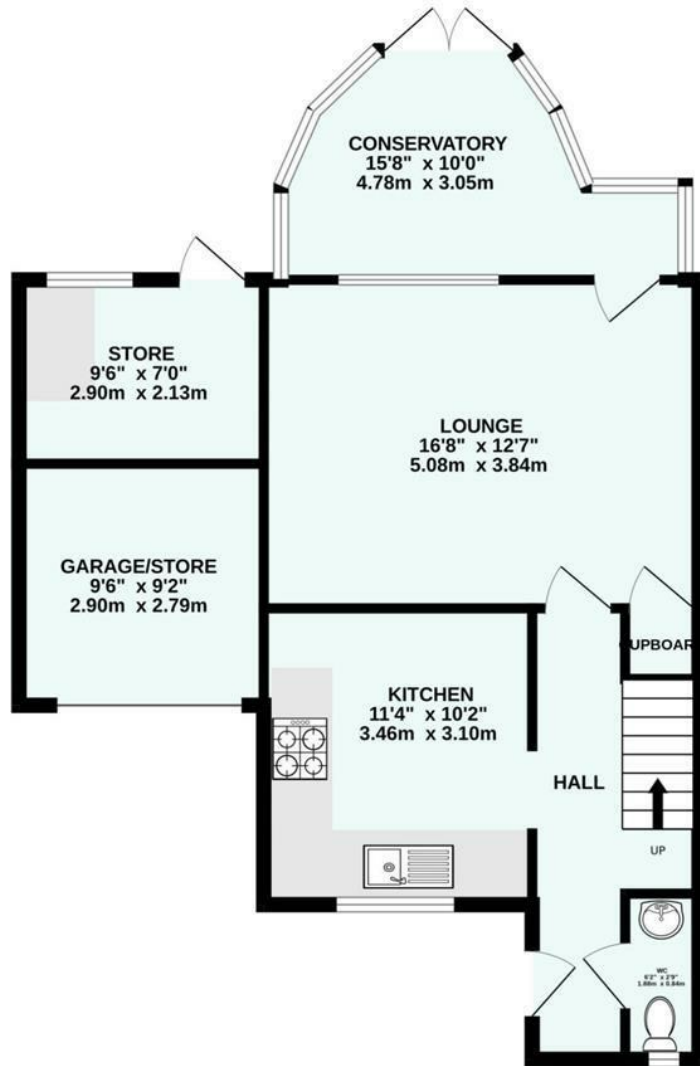
<https://checker.ofcom.org.uk/>

PROOF OF FINANCE - PURCHASERS

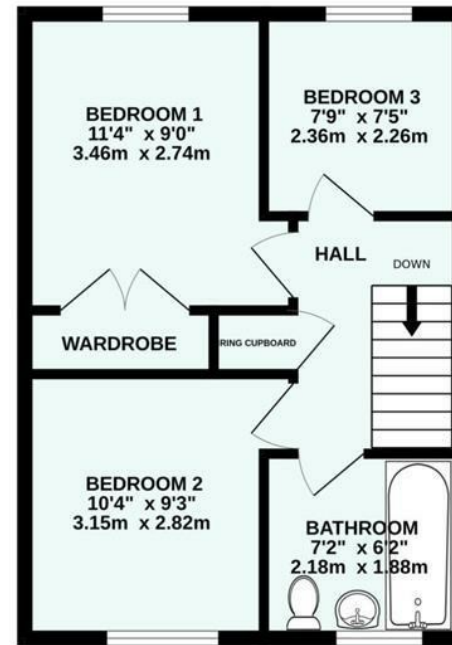
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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	

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Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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