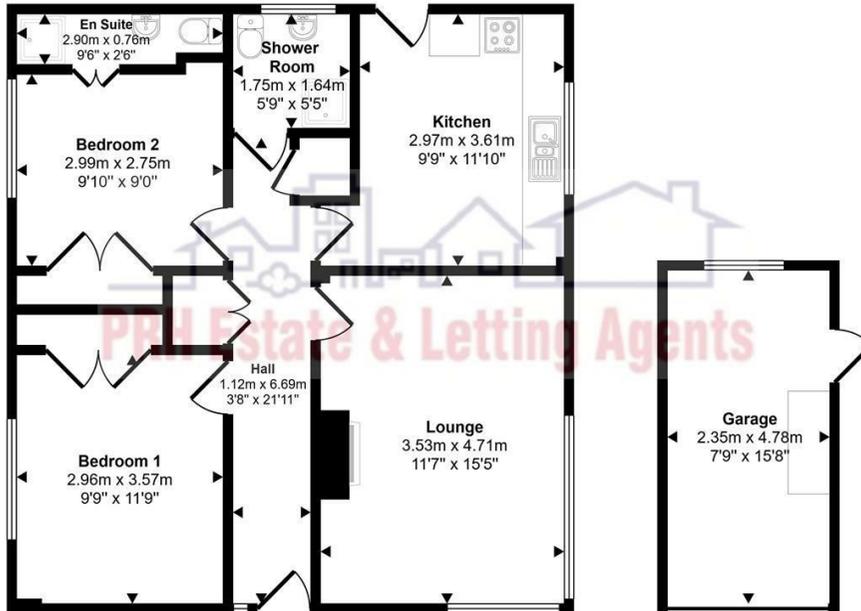


Approx Gross Internal Area  
78 sq m / 844 sq ft



Floorplan  
Approx 67 sq m / 723 sq ft

Garage  
Approx 11 sq m / 121 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Gulval

Offers In Excess Of £300,000



9 Chynoweth Gardens  
Gulval  
TR18 3DL

Offers In Excess Of £300,000

## KEY FEATURES

- Well Presented Detached Bungalow
- Quiet Cul-De-Sac Location
- 2 Bedrooms (Master En Suite)
- Heated via an Air Souse Heat Pump
- Well Maintained Garens
- EPC Commissioned
- Garage For Storage
- Solar Panels

## DIRECTIONS

Leaving Penzance on the B3311. At the roundabout take the second exit onto Branwell Lane passing Tesco's on the left. Proceed along this road into Gulval. As you enter Trevarrack Road turn right and then left into Chynoweth Gardnes where the property is located at the far end on the left.

*This well-maintained, detached two-bedroom bungalow is ideally situated in a quiet cul-de-sac within the popular village of Gulval.*

*The accommodation is designed for comfortable, single-level living and features a good-sized lounge, a functional kitchen, and two bedrooms, one of which benefits from an en suite facility. A separate shower room serves the rest of the home.*

*The bungalow is fitted with double-glazed windows throughout and is warmed by an air source heat pump. It also benefits from having solar panels.*

*Externally, the property features established gardens to both the front and rear. Parking is available via a driveway and garage.*

*All essential services are connected, including mains electric, water, and drainage. For modern connectivity, Ofcom suggests superfast broadband and good mobile coverage are available across most networks.*

