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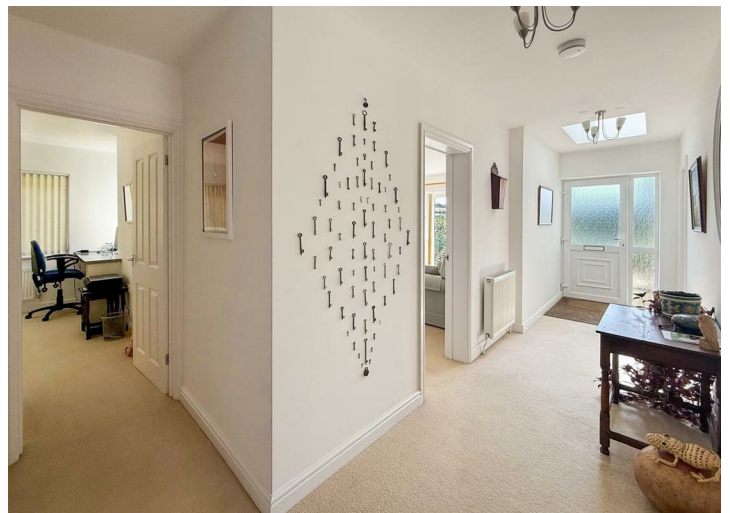
24 Trevellan Road, Mylor Bridge, Falmouth, TR11 5NE

Guide Price £675,000

A beautifully presented 3 double bedroom detached bungalow occupying an elevated position above the creek, on one of the most sought-after roads within Mylor Bridge. Largely re-built in 2011, this superb south-west facing home offers a full width paved sun terrace from which one can enjoy the outstanding open views towards Mylor Creek, the village itself and surrounding countryside. The well appointed accommodation comprises: entrance hallway, triple aspect kitchen/dining room and spacious living room, both with French doors giving access to the sun terrace, 3 double bedrooms (principal en-suite), family bathroom and utility room. This wonderful light and bright property is fully double glazed and warmed by oil fired central heating. The terraced gardens are planted with a vast range of shrubs and flowers and is designed so that those wanting to avoid steps can use the paved pathways that extend to the front, side and rear of the property. The driveway offers parking for 2 cars and sits adjacent to the detached single garage. Trevellan Road offers a quiet tucked away position, yet only moments from the village centre and within yards of Mylor Creek and it's beautiful walks to Mylor Quay and Restronguet Weir. Being sold with no onward chain - viewing highly recommended!

Key Features

- Beautifully presented 3 double bedroom detached bungalow
- Family bathroom and principal bedroom en-suite
- Superb paved sun terrace with far-reaching creek and country views
- Driveway and single garage
- Elevated position within highly sought-after Trevellan Road
- Close to the village centre and just yards from the creek with it's waterside walks to Restronguet
- Front and rear gardens with accessible pathways
- EPC rating D



THE ACCOMMODATION COMPRISES

From the driveway and front garden, paved steps lead up to the large raised south-west facing front terrace, along with a paved pathway to one side, also leading up to the sun terrace but avoiding the steps to the front. The sun terrace provides access to both the living room and kitchen/dining room via French doors, as well as the main uPVC double glazed front door to:-

ENTRANCE HALLWAY

A spacious entrance hallway with plenty of natural light provided by the large Velux windows. Multi-pane glazed doors to living room and kitchen/dining room, further doors to utility room, family bathroom and all three bedrooms. Two radiators, two ceiling lights, positive ventilation system.

KITCHEN/DINING ROOM

DINING AREA

With plenty of space for a good sized family dining table and chairs, uPVC double glazed French doors open out to the south-west facing sun terrace with open views over the front garden, towards the creek and over Mylor Bridge recreation ground and surrounding countryside. uPVC double glazed windows to rear and both side aspects, uPVC double glazed door to side garden. Ceiling light, radiator, wood-effect laminate flooring.

KITCHEN

With a range of eye and waist level units with granite-effect rolltop worksurface, inset stainless steel sink/drainage unit with mixer tap, part tiled walls, built-in electric oven, built-in four ring electric hob with extractor, built-in dishwasher. Space for freestanding fridge/freezer, recessed ceiling lights, continuation of wood-effect laminate flooring.

LIVING ROOM

A beautifully appointed reception room with uPVC double glazed French doors giving access out to the south-west facing sun terrace and enjoying a view over the creek, recreation ground beyond, and surrounding countryside. uPVC double glazed windows to front aspect. Ceiling light, radiator, television point.

UTILITY

A practical utility room with its own uPVC double glazed door to the side garden. Large airing cupboard with shelving, housing Grant oil fired boiler servicing domestic heating and hot water, and wall-mounted consumer unit. Range of eye and waist level units, granite-effect rolltop worksurface with inset stainless steel sink/drainage unit, mixer tap and part-tiled walls. Space and plumbing for washing machine, space for tumble dryer. Extractor fan, ceiling light, radiator.

BEDROOM ONE

A large principal bedroom with deep built-in wardrobe providing hanging and shelving space, uPVC double glazed window to rear aspect, radiator, ceiling light. Door to:-

EN-SUITE SHOWER ROOM

Large walk-in shower cubicle with boiler-fed shower and fully tiled surround, dual flush WC, pedestal wash hand basin with mixer tap and tiled splashback. uPVC obscure glazed window to side aspect, chrome heated towel rail, recessed ceiling lights, extractor fan.

BEDROOM TWO

A second double bedroom with uPVC double glazed window to the rear aspect, overlooking the garden. Ceiling light, radiator.

BEDROOM THREE

A third double bedroom, dual aspect with uPVC double glazed windows to both side and front aspects. Built-in wardrobe with shelving, built-in desk with shelving. Radiator, ceiling light.

FAMILY BATHROOM

A white suite comprising panelled bath with both hot and cold taps and boiler-fed shower over, tiled surround and glass shower screen, dual flush WC, pedestal wash hand basin with mixer tap and tiled splashback. uPVC obscure double glazed window to rear aspect. Chrome heated towel rail. Recessed ceiling lights, extractor fan.

THE EXTERIOR

TO THE FRONT

To the front of the property there is a stone wall and hedge providing a good degree of privacy, with a tarmac driveway providing parking for two cars. The front garden enjoys a sunny south-west facing aspect with low-level flower beds planted with an abundance of colourful shrubs and flowers. From the front garden, steps lead up to the large sun terrace; and for those wanting to avoid steps, a paved pathway leads up and around to the left hand side of the property, accessing both the front and side paved terrace.

SUN TERRACE

The superb, paved, and southerly-facing sun terrace extends to over 10 metres wide and 4 metres deep, affording far-reaching open views towards the creek and over the village of Mylor Bridge. The terrace is bordered by a glass balustrade and accessed via French doors from both the kitchen/dining room and living room. The terrace offers plenty of space for tables and chairs, making it the perfect spot for entertaining. With the ability to avoid steps, a pathway leads around both sides of the bungalow, giving access to the:-

REAR GARDEN

Affording a good degree of privacy, backing onto open fields and bordered by a low stone wall. Further terraced seating areas are provided, as well as raised vegetable beds, a green house and a large timber garden shed.

SINGLE GARAGE

Located adjacent to the front garden and accessed directly from Trevellan Road, a block-built single garage with up-and-over door.

GENERAL INFORMATION

SERVICES

Mains water, drainage and electricity are connected to the property. Oil fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.



VIEWING

By telephone appointment with the executors' Sole Agent -
Laskowski & Company, 28 High Street, Falmouth, TR11
2AD. Telephone: 01326 318813.



Approximate boundary for marketing purposes only







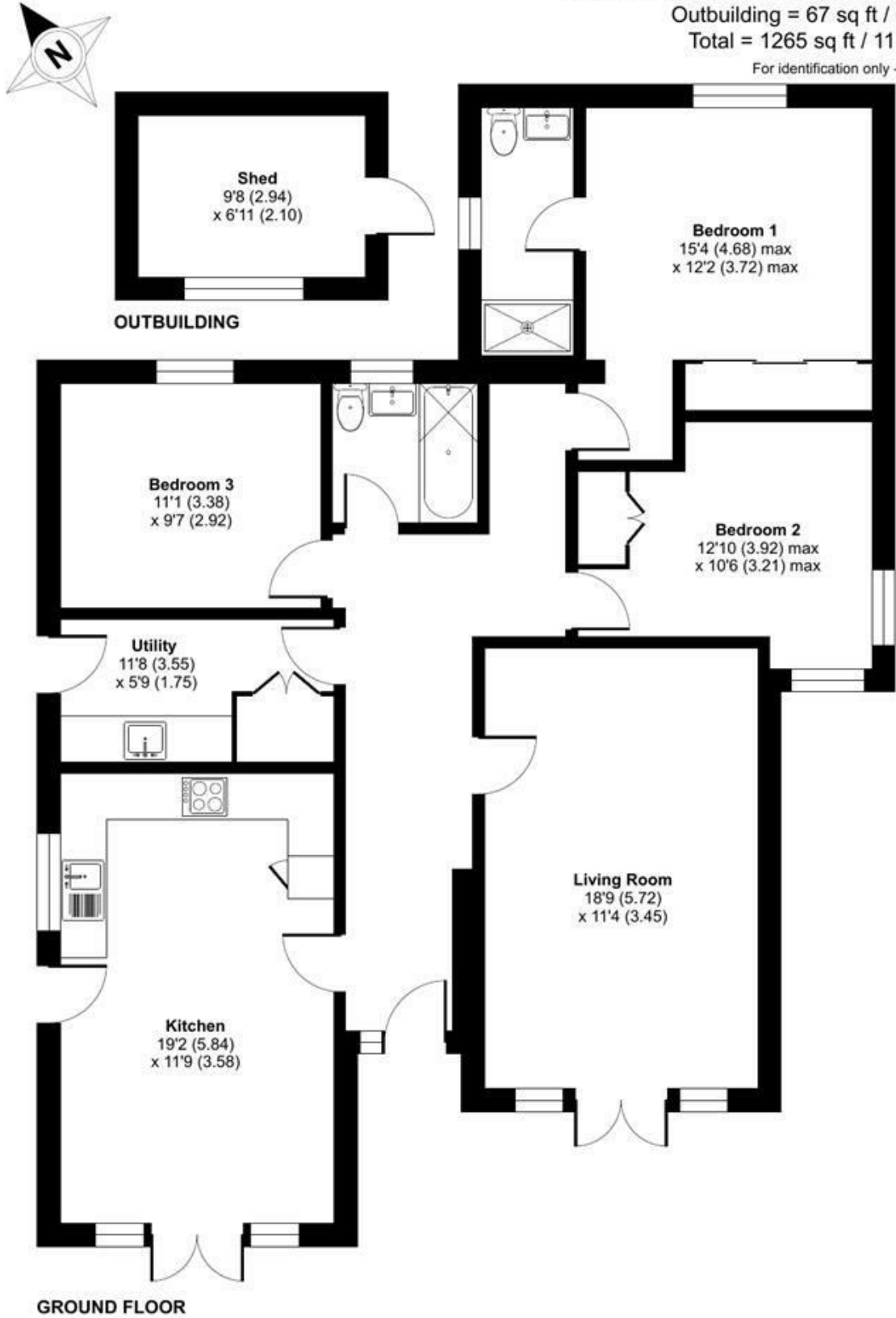
Trevellan Road, Mylor Bridge, Falmouth, TR11

Approximate Area = 1198 sq ft / 111.2 sq m

Outbuilding = 67 sq ft / 6.2 sq m

Total = 1265 sq ft / 117.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Laskowski & Company. REF: 1495115