

14 TRYELYN

BODMIN



14 Tryelyn, Bodmin, PL31 1GD



Bodmin

£199,950

GUIDE PRICE

14 Tryelyn, Bodmin, PL31 1GD

FOR SALE

PROPERTY TYPE

 Mid Terrace


BEDROOMS

 3

BATHROOMS

 2

LOCATION

 Bodmin

EPC RATING

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- THREE DOUBLE BEDROOMS
- MASTER BEDROOM BENEFITS FROM AN EN-SUITE
- KITCHEN
- DOWNSTAIRS W/C
- SPACIOUS LIVING/ DINING ROOM
- FAMILY BATHROOM
- LAWNED REAR GARDEN
- ALLOCATED PARKING







14 Tryelyn

14 Tryelyn is a spacious and well-presented three-bedroom mid-terrace property, offering generous accommodation across three floors, with all bedrooms being comfortable doubles, ideal for first time buyers, families, professionals, or investors.

Upon entering the property, you are welcomed into a bright entrance hallway, providing access to the principal ground floor rooms. To the front of the property is a well-proportioned kitchen, offering ample worktop and storage space, with room for freestanding appliances. There is also a convenient downstairs WC, perfect for guests.

To the rear, the property boasts a spacious and versatile living/dining room, filled with natural light from doors opening out onto the garden. The room offers ample space for both comfortable seating and a dining table, making it ideal for everyday living as well as entertaining. A useful built-in storage cupboard adds practicality, while the layout allows for flexible furniture arrangements to suit a variety of lifestyles.

The first floor comprises two generously sized double bedrooms, both offering ample space for furnishings, along with a modern family bathroom fitted with a bath, wash basin, and WC.

Occupying the entire second floor is the impressive principal bedroom suite, a large double room benefiting from added privacy and its own ensuite shower room, making it a perfect main bedroom or guest suite.

Ideally located close to local amenities and within easy reach of Bodmin College, the property is well-situated for both everyday living and commuting.









SLICE OF CORNWALL

Externally, the property enjoys a private rear garden—ideal for outdoor dining or low-maintenance living. The property also benefits from convenient rear garden access via a gate, with a right of way along the footpath to the side of Number 15, as well as allocated parking, adding further convenience.



Schools: Berrycoombe Primary School, St Petrocs Primary School, St Marys Primary School, Bodmin College, Callywith College.

Transport Links:

- A short drive to the A30
- Bodmin parkway station
- Local Bus Stops

Services:

Heating – Gas Central Heating

Electric – Mains

Water - Mains

Drainage – Mains

Directions: Sat Nav: PL31 1GD

What3Words: /////aims.dining.vanish

VIEW PROPERTY ONLINE

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



TO FIND OUT MORE

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