

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

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Sales & Lettings



## 48 Wheal Gorland Road

St. Day, Redruth, TR16 5LT

**£259,950**



This semi detached bungalow is situated in a popular residential location and benefits from very well presented accommodation. There are two bedrooms, a lounge with a multi fuel stove, a well fitted kitchen with appliances, a shower room and the bonus of a rear conservatory. The property is double glazed and this is complemented by electric heating. Externally there is driveway parking, a garage and enclosed gardens to both front and rear with lovely countryside views.



Situated in the historic village of St Day and close to local amenities, we are very pleased to bring to market this lovely, light and airy two bedroomed bungalow, much updated by the current vendors that has included a particularly appealing refitted kitchen with Gaggenau boiling water tap and striking black granite worktops. In a quiet cul-de-sac, the rear of the property overlooks open countryside. Entry to the front is through a recently added triple aspect porch which helps throw light into the kitchen. The kitchen itself comes with several modern integrated appliances and functions including a boiling water tap, Bosch double oven with grill combined with a microwave function, electric induction hob and integrated Bosch dishwasher. Space is also added through a full height pantry cupboard and all units come with built-in handles. From the kitchen, access is gained to all other living areas via the hallway. The lounge/living room has a large window overlooking the front garden and aspect with a multi fuel burner set on a granite hearth with a decorative wooden fireplace surround. The main bedroom comes with the bonus of underfloor heating complemented by a Futura ECO panel heater. The second bedroom is currently used as a second sitting room by the current vendors but could easily be re-purposed back to a bedroom, having the benefit of a large modern wardrobe with frosted glazed sliding doors. From here, access is gained to the conservatory which has wonderful far reaching views beyond the traditional rear wall over open countryside. Externally, a driveway with parking for one/two cars (depending on size) leads to the porch and the single garage. The front garden is private with a low block wall housing mature hedging, shrubs, plants and trees with a raised central feature. The rear garden has lovely open countryside views and is lawned with patio areas and borders of mature shrubbery and a traditional wall can be found at the base of the garden. In terms of location, there are many local amenities in the village within a short walking distance including two convenience stores, a Post Office, butchers, pharmacy and a public house. There is also a second public house nearby, in the hamlet of Vogue, St. Day, which is also within walking distance or a few minutes by car. The centre of Redruth is a short drive away. Further afield, both Falmouth and Truro are equidistant and can be reached in around twenty minutes or less by car. The coastal town of Portreath, with its beach and access to the South West Coastal Path, can be reached in less than twenty minutes by car whilst the largest area of woodland in West Cornwall, Tehidy is within a similar distance. The property location is also within proximity to many other North Cornwall coastal towns as well as other surrounding attractions being easily accessible. There are bus services and it is also worth noting that there are many local walks to be found around the St. Day area.

Upvc front door with a clear double glazed panel leads to:

#### ENTRANCE PORCH

A triple aspect with upvc double glazed windows, a clear glazed roof and a upvc door with a full length obscure double glazed panel leads to:

#### KITCHEN

9'5" x 10'6" (2.88m x 3.22m)

Fitted with a range of eye level and base level storage cupboards and drawers with straight edge black sparkle granite worktops and matching upstands. Integrated single sink and cut-in drainer with a boiling water tap. Upvc double glazed window overlooking the porch and a upvc double glazed window overlooking the front garden and aspect. Under cupboard lighting, an electric induction hob with a black glass splash back and an extractor hood over, integrated Bosch oven, grill and microwave plus an integrated Bosch oven and grill below. Bosch integrated dishwasher and space for a tall fridge/freezer. Full height pantry cupboard and a full height storage cupboard with hanging space and shelved storage housing an Ariston hot water heater. Tall designer electric radiator. Door with three clear glazed panels leads to:

#### HALLWAY

2'7" x 6'7" (0.79m x 2.03m)

Door with two frosted glazed panels leads to:

#### LOUNGE

9'10" x 16'7" (3.02m x 5.08m)

Upvc window overlooking the front garden and aspect with a radiator below. Multi fuel burner set on a granite hearth and granite surround with a wooden fireplace surround.

#### BEDROOM 1

9'9" x 11'2" (2.99m x 3.42m)

Underfloor heating and a upvc double glazed window overlooking the conservatory with far reaching views towards the north west over open countryside. Futura Eco electric panel heater.

#### BEDROOM 2

9'8" x 9'0" (2.96m x 2.76m)

Currently used as a sitting room by the vendors. Wardrobe with frosted glazed sliding doors with hanging space and shelved storage. Sunhouse night storage heater. Upvc door with one frosted glazed panel and one clear glazed panel leads to:

#### CONSERVATORY

16'2" x 6'4" (4.94m x 1.95m)

Upvc double glazed front windows and obscure double glazed side with sliding doors accessing the rear garden.

#### FAMILY SHOWER ROOM

6'7" x 5'4" (2.01m x 1.63m)

Low level wc with a built-in cistern and a wash hand basin built into a vanity unit with a sensor mirror above. High level mirrored medicine cabinet. Quadrant shower cubicle with a Mira Jump electric shower. Extractor fan and an obscure double glazed window to the side aspect.

#### OUTSIDE

To the front a concrete driveway provides parking for one/two vehicles and leads to a GARAGE 3.51m x 5.82m (11'6" x 19'1") with an up and over door, a side access door, a rear pedestrian door, lighting and power. The front garden is low maintenance with an enclosed block border surround, mature hedging, shrubs and trees with a central feature. A pathway leads across the front of the property. The rear garden is accessed via the conservatory and is fully enclosed with a slabbed patio and primarily laid to lawn. There are borders of mature bushes, shrubs and plants with a traditional walled border. There is a raised patio to one side with views over open countryside to the north west.

#### DIRECTIONS

Proceed past Redruth railway station on your right and on into Higher Fore Street. At the junction turn right and at the triangle take the left hand fork into St Day Road. At the roundabout continue straight over and follow this road all the way into the village of St Day. Proceed up Vogue Hill and into the village turning left opposite the Post Office into Telegraph Street. Turn left into Wheal Gorland Road and follow the road along through the left hand bend and the property will be found on the right hand side.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

#### SERVICES

Mains drainage, mains water, mains electricity, electric heating and a multi fuel burner.

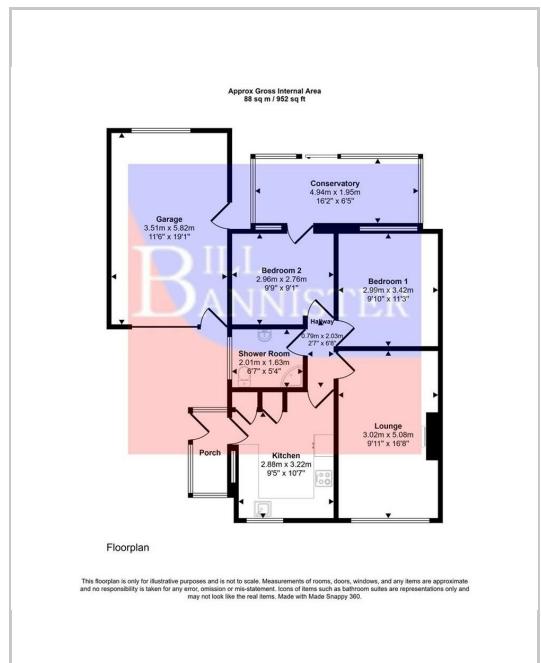
Broadband highest available download speeds - Standard 17 Mbps, Superfast 80 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Variable outdoor, Three Variable outdoor, O2 Good outdoor & indoor, Vodafone Good outdoor & variable indoor (sourced from Ofcom).

## Area Map



## Floor Plans



## Energy Efficiency Graph

