



99 Round Ring Gardens, Penryn

Guide Price £495,000



Heather & Lay
The local property experts

99 Round Ring Gardens Penryn

- Spacious four-bedroom detached family home in a sought-after residential development
- Beautifully presented and thoughtfully modernised throughout
- Bright dual-aspect living room with a charming bay window
- Stylish, recently updated kitchen/dining room ideal for modern family living and entertaining
- High-quality integrated Neff kitchen appliances included
- Separate utility room with additional storage and laundry facilities
- Generous principal bedroom with private en-suite shower room
- Well-proportioned additional bedrooms served by a modern family bathroom
- Good size, private rear garden with lawn, patio, and composite decking with lighting
- Double garage with electric roller door plus ample off-road parking via double driveway

THE LOCATION - Round Ring Gardens enjoys a highly convenient yet peaceful position on the edge of Penryn, within easy walking distance of Penryn railway station and the town centre.

This sought-after location offers the perfect balance between accessibility and outdoor living, with a variety of countryside and waterside walks nearby, as well as easy access to the beautiful creeks of the Fal Estuary.

The property falls within the catchment area for the well-regarded Mylor Bridge School and is ideally placed for families. Penryn is one of Cornwall's oldest towns, offering a range of independent shops, cafés, pubs and everyday amenities, while neighbouring Falmouth provides an extensive selection of restaurants, beaches and leisure facilities.

The cathedral city of Truro is easily reached by road or rail, providing excellent shopping, business and cultural opportunities. Cornwall's stunning coastline, renowned beaches and spectacular coastal paths are all within easy reach, making this an ideal base from which to enjoy the county's outstanding natural beauty.



THE PROPERTY

A fine example of these ever-popular detached family homes, this beautifully presented four-bedroom property occupies a desirable position within Round Ring Gardens, on the outskirts of Penryn. Offering spacious and thoughtfully updated accommodation throughout, together with a surprisingly large and private garden, double garage and ample parking, this superb home is sure to tick many boxes for discerning buyers. The accommodation is both practical and sociable, ideally suited to modern family living. The welcoming dual-aspect living room enjoys excellent natural light and features a pretty bay window. The recently modernised kitchen/dining room provides a wonderful heart of the home, offering an attractive and highly sociable space for both everyday family life and entertaining. The kitchen is fitted with a quality range of units and integrated Neff appliances including a self-cleaning oven, combination oven microwave, hob with built in extractor fan, dishwasher and 70/30 split fridge freezer. Complementing the kitchen is a separate utility room, providing additional storage together with space and plumbing for a washing machine and tumble dryer. A convenient downstairs WC completes the ground floor accommodation.

On the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Outside, the garden is a real surprise and one of the property's standout features. Larger than many found within the development, it is fully enclosed, enjoys a high degree of privacy and benefits from an excellent orientation to make the most of day-long sunshine. The garden offers a generous lawn, patio seating area and recently installed composite decking complete with integrated spotlights and pelmet lighting, creating an ideal setting for outdoor entertaining. An outside tap is also provided.

Further enhancing the appeal of this exceptional home is the large double garage, equipped with power, lighting and an electric remote-controlled roller door, together with a double-width driveway providing ample off-road parking.

















Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

Services: Mains electricity, gas, water & drainage

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

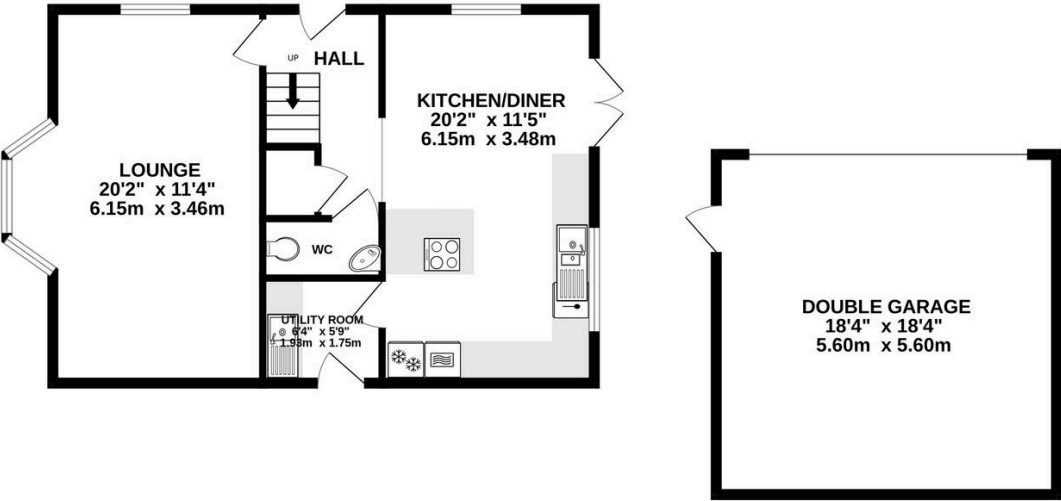
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

PROOF OF FINANCE - Purchasers

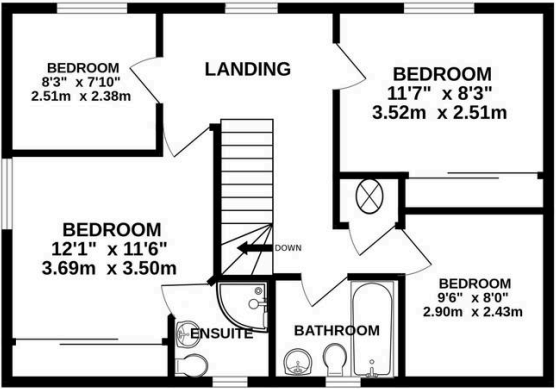
Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.



GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1529 sq.ft. (142.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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