



Carnarthen Moor  
Carn Brea  
Redruth  
TR15 3YQ  
Guide Price £170,000

- END OF TERRACE HOUSE
- FULL RENOVATION REQUIRED
- THREE BEDROOMS PLUS OFFICE/BOX ROOM
- SEMI RURAL LOCATION
- GARDEN WITH ACCESS TO WALKS
- SEPARATE GARDEN AREA WITH DRIVEWAY AND GARAGE
- ADDITIONAL VERSATILE OUTBUILDING
- CASH BUYERS ONLY
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 1272.00 sq ft



3



1



2



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### PROPERTY DESCRIPTION

Offered for sale with no onward chain is this end of terrace cottage in need of Renovation. The property offers great potential boasting three bedrooms plus office/box room, two reception rooms, kitchen, bathroom and a rear garden backing onto countryside. In addition there is a versatile outbuilding which was formerly an old shop and set away from the home is a driveway, garage and an additional parcel of land previously used as an allotment. Due to the condition of the property we are seeking cash purchasers only.

### LOCATION

Carnarthen Moor is situated in a semi rural location and is bordered by a quiet footpath giving access to superb countryside walks and landmarks such as Carn Brea Castle. Conveniently located with good access to the neighbouring towns of Redruth and Camborne, perfectly placed for schools and access to local shops, amenities, and is a short drive from the North Cornish coast. The towns of Redruth and Camborne both offer a wide range of retail and leisure facilities, schools for all ages and sit on the Main A30 and mainline rail way providing transport links through the county and beyond.

### ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

### ENTRANCE

Obscure double glazed door into:

### ENTRANCE HALL

Doors to living room and dining room, under stairs storage cupboard.

### LIVING ROOM

Double glazed window, open fireplace, fitted storage cupboards and shelving.

### DINING ROOM

Fitted cupboards either side of a Rayburn, double glazed window, door to staircase and kitchen.

### KITCHEN

A range of units, fitted sink, cooker point, double glazed window, obscure double glazed door to rear garden, door to bathroom and W.C

### BATHROOM

Bath and hand basin, obscure double glazed window.

### WC

WC, obscure double glazed window.

### FIRST FLOOR

### LANDING

Doors to bedrooms, loft access hatch.

### BEDROOM ONE

Double glazed window

### BEDROOM TWO

Double glazed window

### BEDROOM THREE

Double glazed window

### OFFICE/BOX ROOM

Double glazed window

### OUTSIDE

The property is approached over pedestrian pathway in to a front a garden with side access into the rear. There is also access to a useful and incredibly versatile outbuilding which offers a great deal of potential. The rear enjoys a good sized garden with a further lean to store room and at the top of the garden there is access to a pathway leading out to the nearby countryside.

Set away from the home is the added benefit of a driveway, garage and an additional garden space which has previously been used as an allotment. This is currently heavily overgrown but again offers huge potential for a variety of uses.

### DIRECTIONS

Travelling from Pool, proceed along Dudnance Lane passing Heartlands and the turning for Tesco extra, around the left hand bend turning right at the traffic lights. Proceed over the bridge taking the sharp left and right bends onto Penhallick Road. Continue up the hill which joins onto Carnarthen Moor where the property can be found on your left hand side

### MATERIAL INFORMATION

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: No Certificate

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Double glazing, Aga/Rayburn, and Open fire

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Garage and Off Street

Building safety issues: No



Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

117.9 m<sup>2</sup>

1272 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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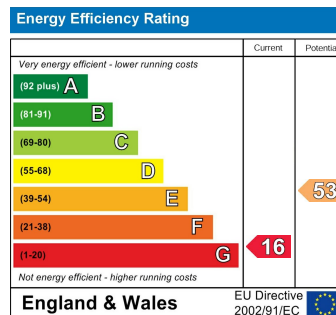
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