



3 Gwel Nans, Trevethow Riel, Truro, TR1 1AE  
£450,000



**JAMES CANE**  
THE TRURO ESTATE AGENT

# Key Features

- Stylish modern three storey townhouse
- Well renowned development, 1 mile from city centre
- Four bedrooms, two en-suites, family bathroom
- Kitchen/diner, utility room, two reception rooms
- Above the norm specification and proportions
- West facing low maintenance garden plus parking
- No onward chain
- Video tour available



*An above the norm three storey townhouse located on a well renowned modern development on the edge of central Truro. Well proportioned 4 bedroom, 2 reception room accommodation with off road parking and sunny rear garden. Available with no onward chain.*



# The Property

Located on the well renowned Trevethow Riel development completed in 2020 built in a Georgian style to match the likes of central Truro and reminiscent of stunning architecture from Bath. This stunning three storey townhouse really is above the norm in what it can offer any lucky owner.

Entering the property there is a welcoming entrance hallway with cloakroom and separate under stairs storage providing access to the ground floor rooms. An open plan kitchen with space for dining has sleek cabinetry and integrated appliances with a useful separate utility room and double doors opening out on to the rear garden. On the ground floor there is also the second reception room – perfect as a formal dining room, playroom, snug or perhaps an office. On the first floor there is a fantastic primary reception room filled with natural light from the double sash windows and enjoying a wood burner for those cosy winter nights. Also on this level is the master bedroom which again is filled with natural light, has integrated wardrobe space and a luxurious en-suite shower room. On the second floor there are three more bedrooms, two doubles (one with en-suite shower room) and a well appointed family bathroom. The accommodation is well presented and is fitted with above the norm specification with characterful features and high ceilings throughout, this is certainly not your 'normal' modern build.

The garden faces West enjoying the afternoon and evening sun and has been landscaped with low maintenance in mind with a great sized patio and bench seating to enjoy immediate al-fresco dining straight off the kitchen/diner. There is an undercover gravelled area providing a great place to sit when the sun isn't shining as well! To the rear through a gate there is a private off road parking space as well as ample visitor parking bays and unrestricted on street parking nearby. There is a communal bin/recycling store and located just up the road less than 50m away there is a beautiful communal garden with kitchen gardens available for residents.

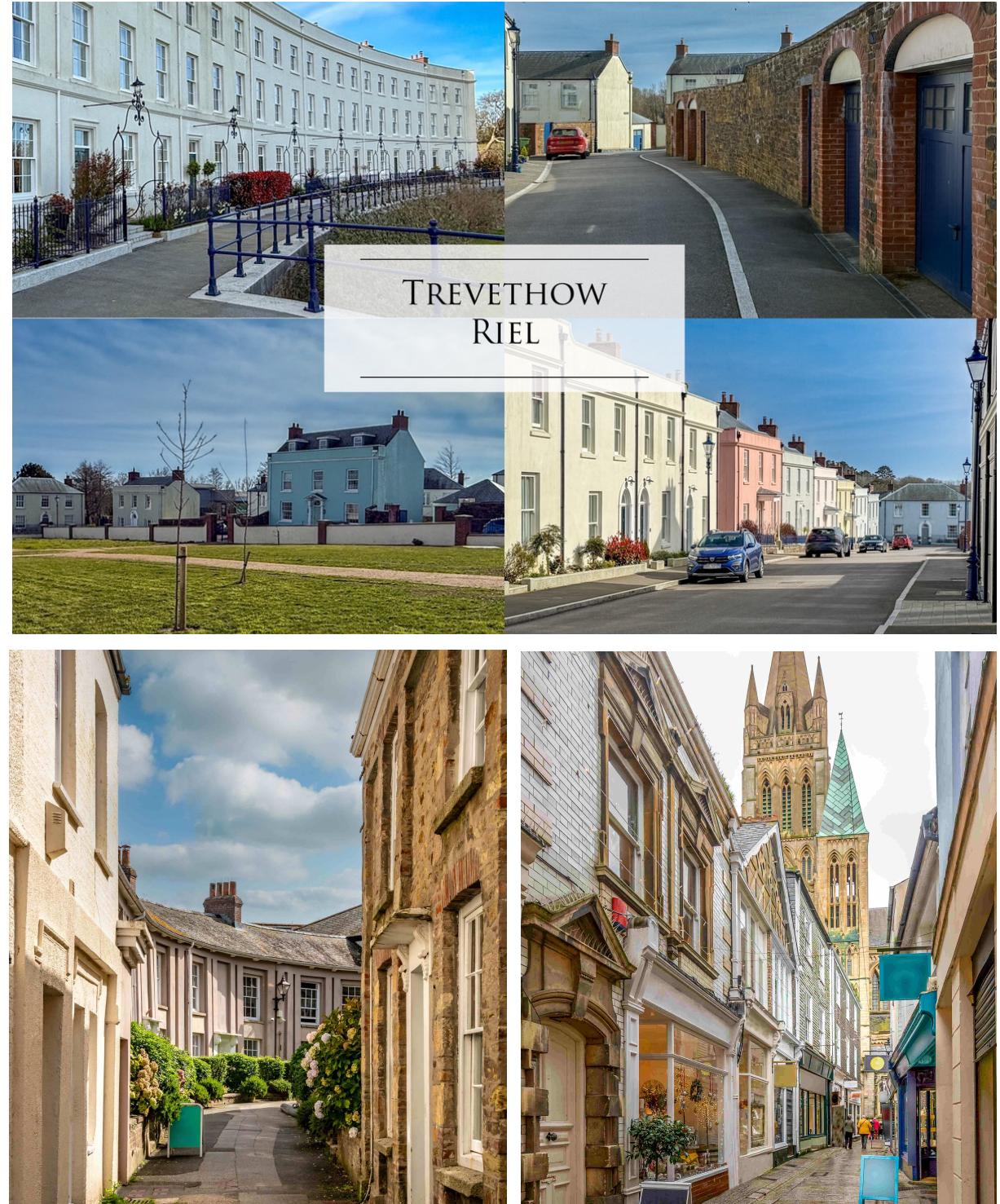
This is a superb property, available with no onward chain and comes wholeheartedly recommended for viewing.



# The Location

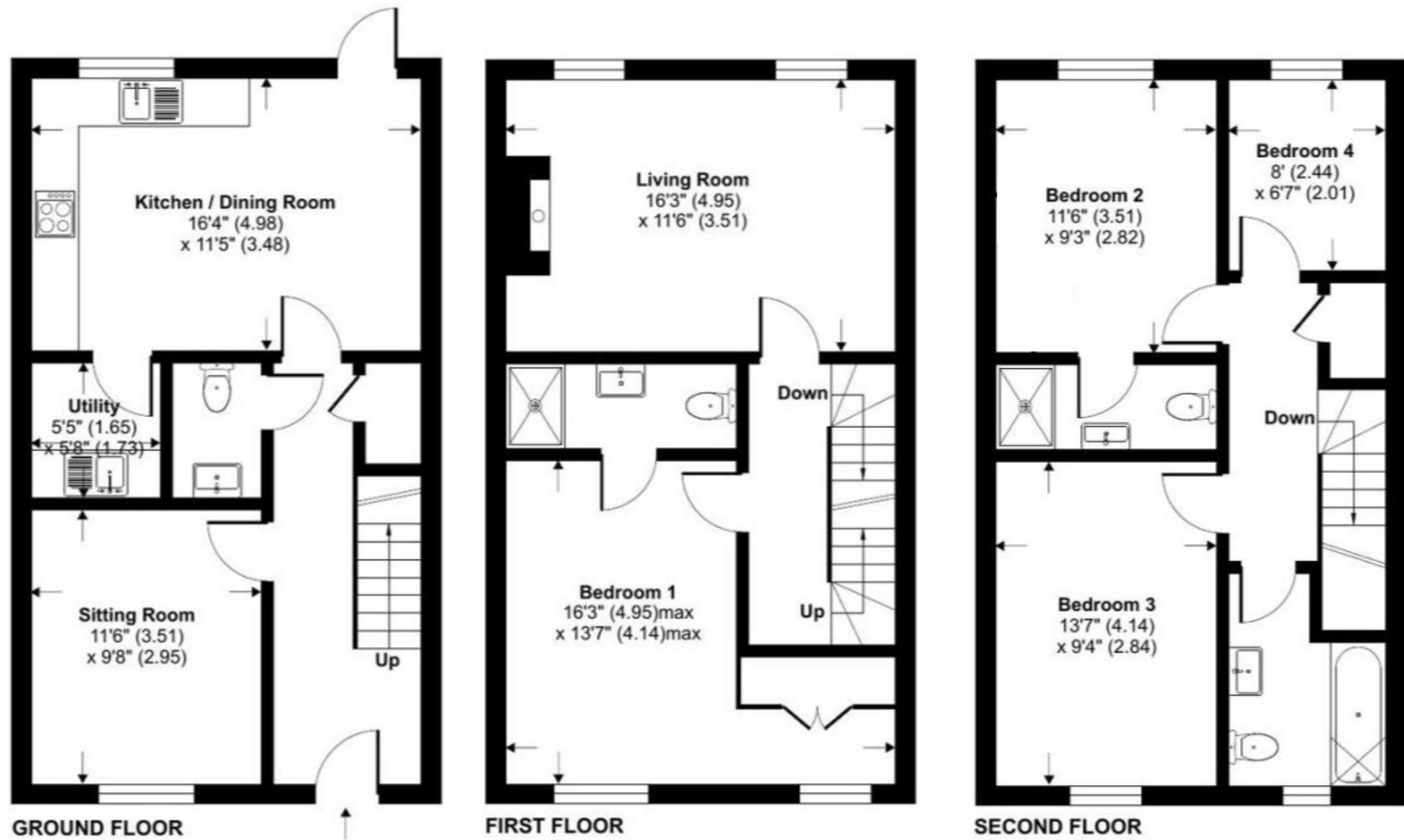
Trevethow Riel is a stunning development located on Duchy of Cornwall land with the city to the South and rolling fields to the North. The apartment is only a mile, or a 20 minute walk, to the city centre with the option to use the neighbouring park and ride for easy access in and out of the city. Located on the North/East side of the city this position is particularly convenient for Penair Secondary School, Archbishop Benson and Tregolls Academy primary schools, Waitrose supermarket and a local SPAR convenience store. You are very quickly out into the countryside here, there are lovely walks nearby heading South/East towards Pencalenick, St Clements and Malpas along the Truro and Tresillian River as well as a country lane opposite the entrance of the development offering a great 'quick dog walk' option. Heading out of town North/West you'll be on the A30 in less than 10 minutes and there are excellent transport links with buses heading in all directions nearby. To the North/East you can be on the stunning Roseland Heritage Coast in around 10 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.





# Floorplan



# Property Information

Tenure: Freehold

Estate Charge: £180 per annum

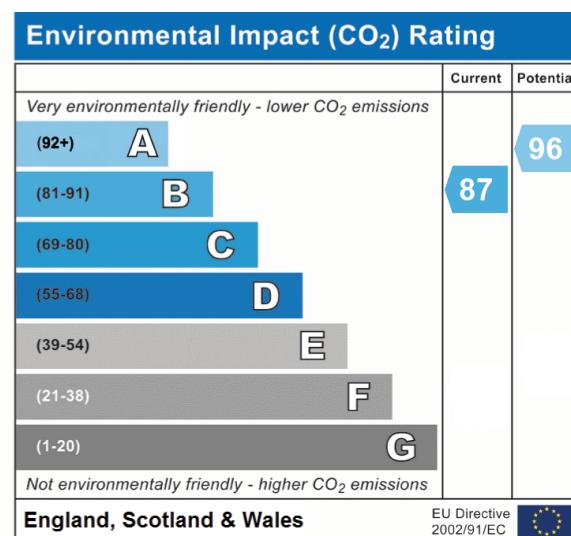
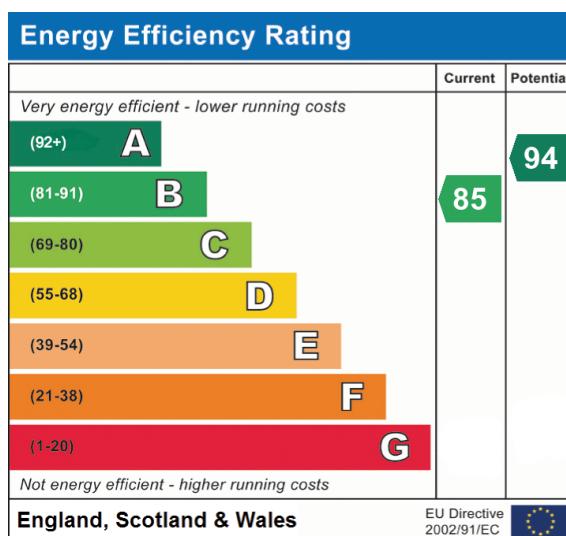
Council Authority: Cornwall

Council Tax Band: E

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal Externally: Likely (all networks)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

