



2 Goldmartin Close, Mawnan Smith, Falmouth, TR11 5HG

Guide Price £425,000

A very well presented and maintained 2 double bedroom detached bungalow, located within Goldmartin Close, a quiet cul-de-sac of just 5 other properties and located less than 200 yards from Mawnan Smith village centre. The accommodation comprises: entrance hallway, living room, kitchen, rear lobby/study, conservatory, 2 double bedrooms and family shower room. The bungalow provides a brick-paved driveway with with off-road parking leading to a single garage. The private rear garden enjoys a southerly aspect, with lawn and sunny patio. A delightful bungalow in a most sought-area, being offered with no onward chain.

Key Features

- 2 bedroom detached bungalow
- Just 200 yards from the many village amenities
- South-facing rear garden
- No onward chain
- Quiet cul-de-sac within sought-after village location
- Driveway and attached garage
- Oil fired central heating
- EPC rating E



LOCATION

The village of Mawnan Smith is well served with amenities, including a thatched public house (The Red Lion Inn), garage, village hall, coffee shop, village store, church, primary school, doctors surgery and regular bus service to the nearby port of Falmouth, approximately five miles distant. Beautiful rural, creekside and coastal walks abound in the area with the Helford River nearby, as well as the South West Coast Path.

THE ACCOMMODATION COMPRISES

STORM PORCH

Obscure multi pane glazed front door to:-

ENTRANCE HALLWAY

Wood-effect laminate flooring, radiator, central ceiling light. Doors to living room, bedrooms, family shower room and inner lobby. Loft hatch to part boarded and insulated loft with window on the gable end.

LIVING ROOM

A light and bright east-facing reception room with large double glazed window overlooking the front garden and enjoying a distant sea glimpse. Slate feature fireplace with open fire and slate hearth. Radiator, wall mounted lighting, TV aerial socket, telephone point. Door to kitchen.

INNER LOBBY

A versatile through room giving access to the conservatory via double glazed French doors. An ideal office space with room for a desk. Built-in shelving, coat rail, radiator, central ceiling light, continuation of wood-effect laminate flooring.

CONSERVATORY

Low block wall with uPVC double glazed windows to three sides and uPVC double glazed patio door giving access to the garden. Perspex roof, wood-effect vinyl flooring, power points, wall mounted lighting, radiator.

KITCHEN

A light and bright dual aspect kitchen overlooking the garden with a range of eye and base level units, roll-top worksurface with inset stainless steel sink/drainage unit, swan neck mixer tap. Part tiled walls, Beko electric free-standing cooker with extractor fan over. Free-standing fridge and freezer. Storage cupboard with shelving, radiator, central ceiling light. Two uPVC double glazed windows to side and rear aspects. Wood-effect vinyl flooring, obscure glazed door to:-

REAR PORCH

uPVC double glazed door to side patio. Wall mounted consumer units and electric meter. Door to:-

UTILITY ROOM

Free-standing washing machine with plumbing and worktop over. Built-in eye level cupboards, obscure glazed Crittall window to side aspect. Central ceiling light.

BEDROOM ONE

A double bedroom with large uPVC double glazed window to front aspect. Radiator, TV aerial socket, central ceiling light.

BEDROOM TWO

A good size second double bedroom with two built-in wardrobes, large uPVC double glazed window to rear aspect overlooking the garden. Radiator, central ceiling light.

FAMILY SHOWER ROOM

A modern shower room with large walk-in shower cubicle housing twin head rainfall-style boiler-fed shower with glazed screen, vanity unit housing wash hand basin with mixer tap and illuminated mirror over, concealed cistern dual flush WC. Fully tiled walls, vinyl flooring, obscure double glazed window to rear aspect. Chrome heated towel rail/radiator, recessed ceiling lights, extractor fan.

THE EXTERIOR

FRONT

Brick-paved driveway providing off-road parking for one/two cars and giving access to the attached single garage. The front garden provides the opportunity to create further off-road parking, if required, currently laid with a small area of lawn surrounded by low level flower beds containing a range of mature shrubs. A pathway leads all the way around the property for ease of access and maintenance, gated on the left-hand side.

REAR

The rear garden enjoys a delightful south-facing aspect providing a great deal of shelter and privacy. The garden is laid to lawn with an abundance of mature colourful shrubs. A paved patio provides plenty of space for a table and chairs. Beyond the lawn, the garden gives access to the conservatory, adjacent to which is a further area of patio, densely planted raised flower beds and a pathway leading back around to the front driveway, housing the oil storage tank.

SINGLE GARAGE

Up-and-over door, power and light connected. Worcester oil fired boiler providing domestic hot water and central heating. uPVC double glazed pedestrian rear door to garden.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property. Telephone point (subject to supplier's regulations). Oil fired central heating.

COUNCIL TAX

Band D - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



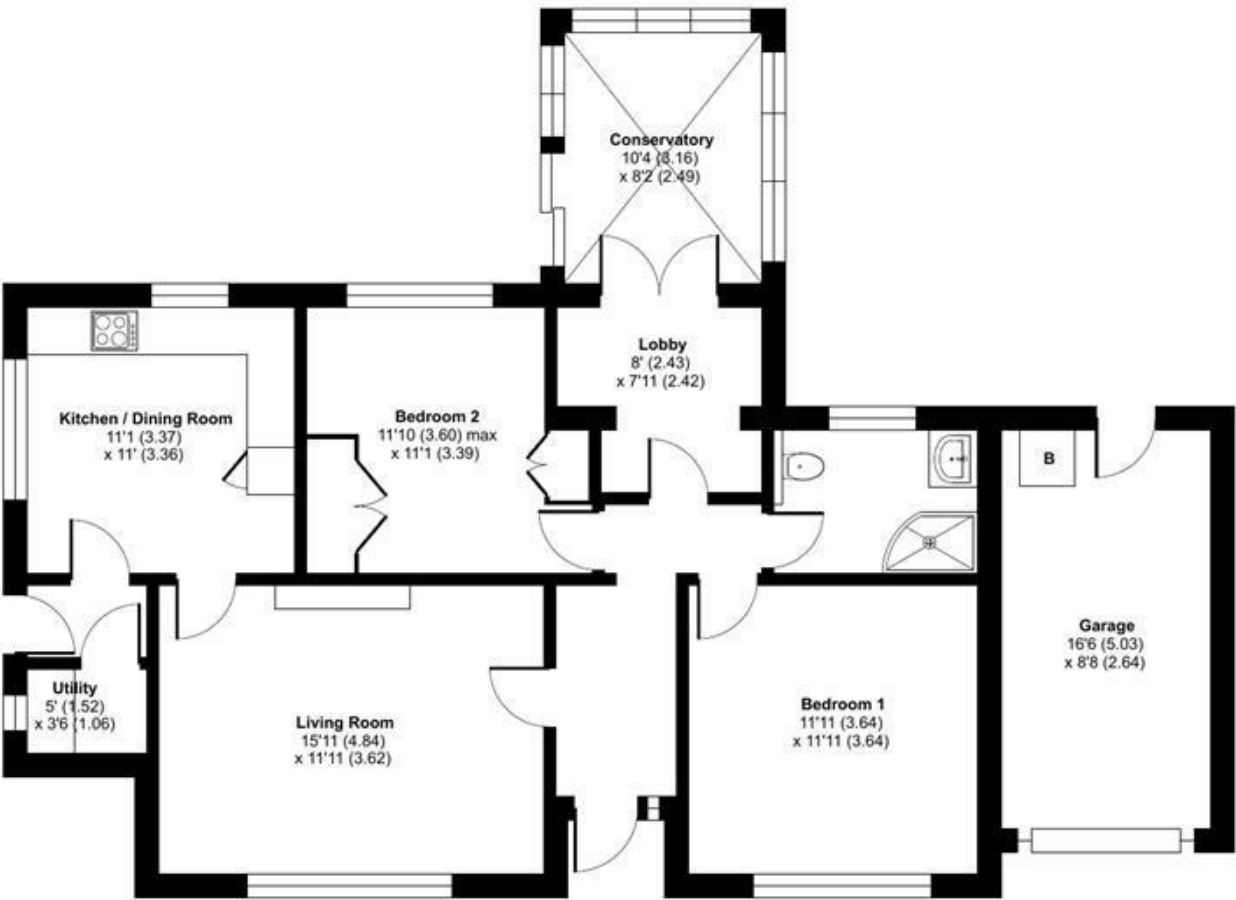


Floor Plan

Goldmartin Close, Mawnan Smith, Falmouth, TR11



Approximate Area = 922 sq ft / 85.6 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1065 sq ft / 98.8 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2026. Produced for Laskowski & Company. REF: 1486508