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**Fordh An Bal,
Pool, Redruth**

**£230,000
Freehold**





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Property Introduction

An opportunity to purchase this modern mid-terraced family home located within the popular 'Heartlands' development in Pool.

Offering modern contemporary living the property would make an ideal purchase for a family looking to be in both close proximity to both Camborne and Redruth as well as the main A30 trunk road. Benefiting from uPVC triple and double glazed windows and doors plus a gas fired central heating system with solar panel.

The accommodation to the ground floor comprises of a cloakroom, large open plan living space which incorporates a fitted kitchen and lounge/diner whilst to the first floor are three bedrooms and a family bathroom. Externally to the rear is an enclosed garden with decking as well as an allocated parking space.

Location

'Heartlands' forms part of the World Mining Heritage site of approximately nineteen acres with access for the public to enjoy its parks and gardens. Nearby there are also out of town outlets, schooling and Carn Brea Leisure Centre being a short distance away. The town of Camborne offers a wide variety of shops and amenities along with a mainline railway station to Truro and on to London Paddington. Due to the locality of Pool it is ideally situated for accessing the main A30 trunk road making commuting to other parts of the county and beyond that much easier.

The rugged north coast with its famed surfing beaches such as Perranporth, Porthtowan and Portreath are a short distance away whilst for those who enjoy sailing, the main maritime town of Falmouth is also within a reasonable travelling distance. Truro, being the main centre of the county for business and commerce lies approximately ten miles distant with its cobbled streets and Georgian architecture it is a popular destination for visitors and locals to explore this small city.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALLWAY

Staircase to first floor. Radiator and storage cupboard with electric meters. Access to:-

CLOAKROOM

Close coupled WC, pedestal wash hand basin with tiled splashback. Radiator.

OPEN PLAN LIVING AREA

KITCHEN 12' 11" x 7' 8" (3.93m x 2.34m) maximum measurements

Triple glazed window to front elevation. One and a quarter stainless steel sink unit, a variety of base and wall mounted storage cupboards with three drawer storage unit and a range of work surfaces. Plumbing for dishwasher, integrated cooker, hob with splashbacks and extractor over, plumbing for automatic washing machine. Open access to:-

LOUNGE/DINER 15' 10" x 13' 7" (4.82m x 4.14m)

uPVC double glazed doors accessing a veranda leading to the garden, triple glazed window to rear elevation. Two radiators and understairs storage cupboard.

FIRST FLOOR LANDING

Radiator, access to loft and built-in linen cupboard. Access to:-

BEDROOM ONE 12' 9" x 8' 3" (3.88m x 2.51m)

Triple glazed window, radiator and built-in wardrobes.

BEDROOM TWO 13' 7" x 8' 2" (4.14m x 2.49m)

Triple glazed window and radiator.

BEDROOM THREE 8' 4" x 6' 11" (2.54m x 2.11m)

Triple glazed window. Radiator.

FAMILY BATHROOM

Pedestal wash hand basin, close coupled WC and panelled bath with shower over and shower screen. Tiled walls, shaver point, wall mounted storage cupboard, wall mirror and radiator Triple glazed window.

EXTERIOR

Immediately to the front of the property is an enclosed space for recycling and bin storage with chippings to side and pathway leading to the front door with an electric courtesy light and storm porch. Accessed from the lounge is a raised decked veranda which has been secured allowing the freedom of pets to utilise this space but the vendor has advised us that should a buyer wish to have this removed then it can be. Steps from there lead down to the enclosed rear garden which is laid mainly to lawn and has a variety of borders and access to a patio and storage under the raised decked veranda. A pedestrian gateway leads to an allocated parking space.

SERVICES

Mains water, mains drainage, mains electric and mains gas.

AGENT'S NOTES

The Council Tax band for the property is band 'B'. Please note, as with many modern developments there is an annual service charge of approximately £180.00 towards the maintenance costs for the communal areas within the development to include grass cutting and lighting.

DIRECTIONS

Proceeding into Heartlands continue towards the end of the development which feeds into Fordh An Bal where the property is located on the left hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:- villager.little.overheard



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- A modern mid-terrace family home
- Three bedrooms
- Contemporary open plan living area
- Ground floor cloakroom
- First floor family bathroom
- Triple and double glazed windows
- Gas fired central heating
- Enclosed rear garden
- Allocated parking space
- Located within popular residential position



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