



**117 Conway Road, Falmouth, TR11 4LJ**

**Guide Price £295,000**

Located within popular Conway Road, is this 2 bedroom semi-detached bungalow, benefiting from level access and a charming south-facing garden. The accommodation comprises: entrance hallway, living room with patio doors leading onto the sunny garden, kitchen, 2 double bedrooms and shower room. The driveway provides parking for 3 cars and gives access to a single garage.

## Key Features

- Semi detached 2 bedroom bungalow
- South-facing garden
- Gas central heating
- No onward chain
- Popular residential location
- Driveway and garage
- Level access
- EPC rating C



## THE LOCATION

Located on the western fringes of Falmouth, with the town centre approximately one mile distant, offering a comprehensive range of shops, facilities, restaurants and leisure amenities. Both junior and secondary schools are nearby, together with a regular bus service into the town. Falmouth Football Club, the cricket ground, hospital and health centre are also within a short distance.

## THE ACCOMMODATION COMPRISES

Obscure double glazed front door with obscure glazed window to side to:-

### ENTRANCE HALLWAY

Doors to kitchen, living room, bedrooms and shower room. Airing cupboard housing hot water cylinder and shelving. Radiator, telephone point. Loft hatch, ceiling light.

### KITCHEN

Fitted with a range of eye and base level units, roll-top worksurface with one and a half bowl stainless steel sink/drain unit and mixer tap. Built-in four ring ceramic hob with electric oven under and extractor fan over. Space and plumbing for washing machine, larder cupboard with shelving housing consumer unit and electric meter. Boiler cupboard housing Worcester gas boiler servicing domestic heating and hot water. Double glazed window to front aspect. Ceiling light.

### LIVING ROOM

A delightful light and bright south-facing living room, with large uPVC double glazed patio doors giving access onto a raised patio, with steps down to the south-facing garden and providing a view over Falmouth's football pitch beyond. Radiator, ceiling light, TV aerial point.

### BEDROOM ONE

A double bedroom with double glazed window to rear aspect overlooking the south-facing garden, radiator, ceiling light.

### BEDROOM TWO

A second double bedroom with double glazed window to front aspect, ceiling light, radiator.

### SHOWER ROOM/WC

Corner shower cubicle with tiled surround and Triton electric shower with glass shower doors, pedestal wash hand basin, dual flush WC. Further tiling to walls, obscure double glazed window to side aspect. Radiator, ceiling light.

## THE EXTERIOR

### TO THE FRONT

Long driveway providing parking in tandem for approximately three cars and leading to the single garage, with timber pedestrian door to the rear garden. The front garden is low-maintenance in design, laid with granite chippings and a low level flower bed containing a number of mature shrubs.

### TO THE REAR

The rear garden enjoys a sunny south-facing position with small raised patio and steps leading down to the main area of garden, with a small section of lawn and further patio seating area. The garden is planted with a vast number of

mature and colourful shrubs, with an open aspect to the rear backing onto Falmouth Football Club.

### SINGLE GARAGE

A single garage with up-and-over door and light.

## GENERAL INFORMATION

### SERVICES

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

### COUNCIL TAX

Band B - Cornwall Council.

### TENURE

Freehold.

### VIEWING

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



# Floor Plan

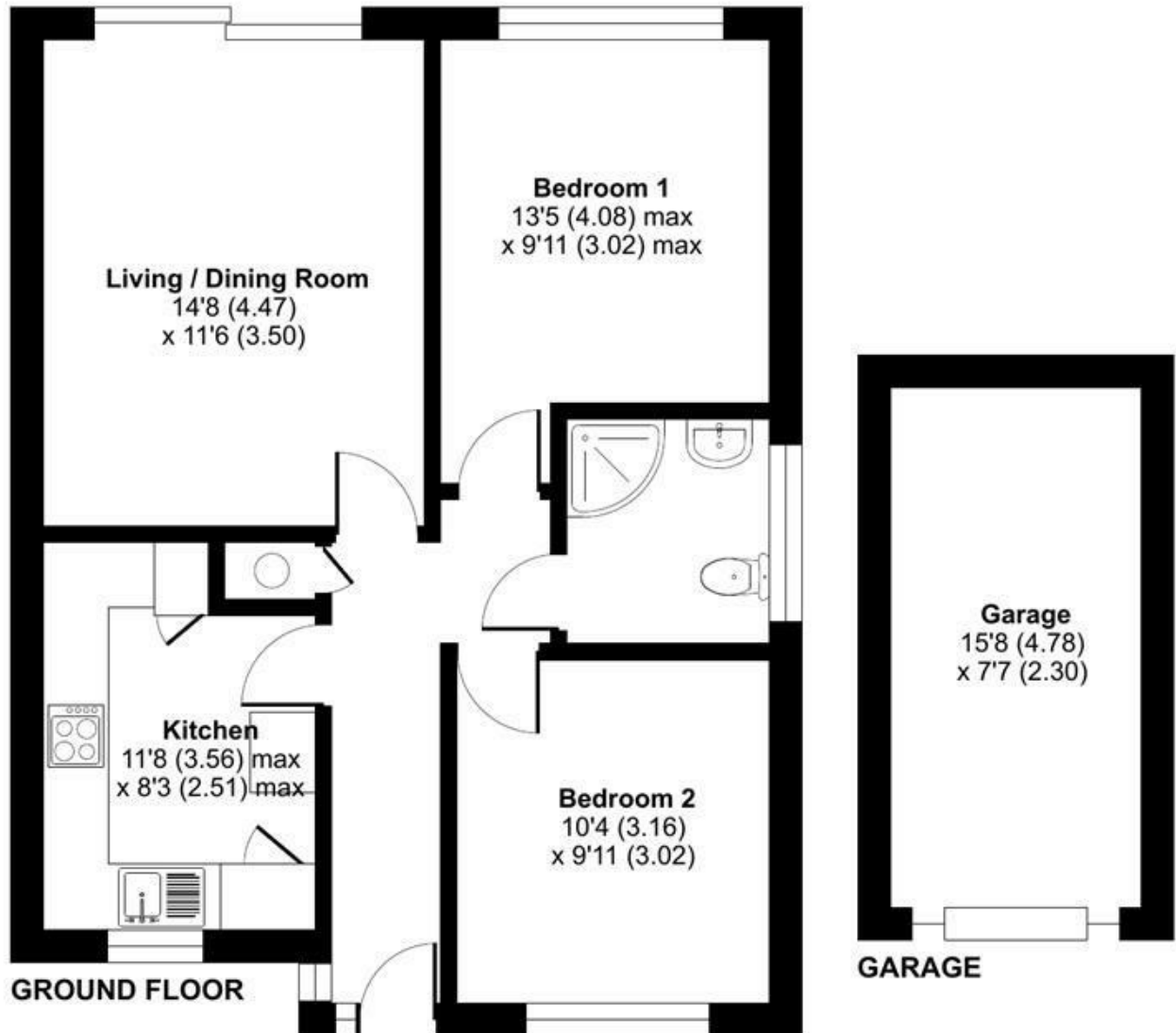
## Conway Road, Falmouth, TR11

Approximate Area = 617 sq ft / 57.3 sq m

Garage = 118 sq ft / 10.9 sq m

Total = 735 sq ft / 68.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Laskowski & Company. REF: