



184 Falmouth Road, Redruth, TR15 2RB

Guide Price £235,000

A beautifully presented and extended 3 bedroom end of terrace cottage, located just half a mile from Redruth town centre and mainline railway station. This well proportioned period home has been well maintained by the present owner with the accommodation comprising on the ground floor: entrance hallway, sitting room, modern kitchen/dining room and family bathroom. On the first floor are 3 bedrooms with the principal bedroom benefiting from French doors which lead onto a raised decked terrace. The east-facing courtyard garden enjoys the morning sun and provides a good degree of privacy. The rear garden provides steps to the rear driveway which is accessed from Clinton Road. No onward chain.

Key Features

- Beautifully presented 3 bedroom cottage
- Sitting room with wood-burning stove
- Gas central heating and double glazing
- Off-road parking for 2 cars
- An approximate 10 minute walk to the town and railway station
- Sociable kitchen/dining room
- Enclosed courtyard garden with raised terrace
- EPC rating D



LOCATION

Falmouth Road provides direct access to the centre of the town, which is well served, with a number of local amenities including cinema, bars and independent shops, the mainline railway station is within a ten minute walk, as is the recently opened 'The Buttermarket' with its range of modern eateries.

THE ACCOMMODATION COMPRISES

Obscure double glazed front door to:-

ENTRANCE HALLWAY

Stairs rising to the first floor with glass balustrade. Tiled flooring, door to sitting room. Three granite steps leading up to the kitchen/dining room. Radiator, central ceiling light. Cupboard housing consumer unit and electric meter.

SITTING ROOM

Stone feature fireplace housing cast iron wood-burning stove, set on a slate hearth with built-in shelving to either side of the chimney breast. Anderson hardwood sash window to front elevation. Radiator, recessed ceiling lights, TV aerial point.

KITCHEN/DINING ROOM

A spacious kitchen/dining room with modern fitted kitchen, comprising eye and base level units with stone worktop incorporating a corner breakfast bar area, built-in four-ring induction hob with built-in electric fan assisted oven under, glass tiled splashback and stainless steel extractor fan. Further glass tiled splashback, inset stainless steel one and a half bowl Franke sink/drain unit with mixer tap. Space and plumbing for washing machine, wall mounted Worcester gas fired boiler providing domestic hot water and central heating. Recessed ceiling lights, tiled flooring. Wood glazed door to rear porch.

DINING AREA

Continuation of the tiled flooring, space for dining table and chairs. Former fireplace now providing storage with slate and wood shelving. Radiator, recessed ceiling lights, wall mounted thermostat.

REAR PORCH

Tiled flooring, uPVC double glazed door giving access to the rear garden. Recessed ceiling lights, recessed storage area with shelving and radiator. Door to:-

FAMILY BATH/SHOWER ROOM

White suite comprising panelled bath, dual flush WC, large walk-in shower cubicle with fully tiled surround, boiler-fed shower and glass shower screen, wash hand basin with mixer tap. Fully tiled walls, wood-effect vinyl flooring, radiator. Chrome electric heated towel rail, obscure double glazed window to rear aspect. Extractor fan, recessed ceiling lights.

FIRST FLOOR

LANDING

Split level landing with doors to all three bedrooms. Central ceiling light, ceiling mounted positive ventilation system.

BEDROOM ONE

A good size double bedroom, recently recarpeted, with large walk-in wardrobe featuring shelving and hanging space.

Central ceiling light, radiator. Plenty of natural light provided by the double glazed French doors which give access to the raised decked balcony, enjoying an easterly aspect, perfect for enjoying a morning coffee and overlooking the courtyard garden.

BEDROOM TWO

A second double bedroom with Anderson hardwood sash window to front aspect. Central ceiling light, built-in timber storage. Radiator, recently recarpeted.

BEDROOM THREE

A good size single bedroom, recently recarpeted. Anderson hardwood sash window to front aspect, radiator. Central ceiling light, loft hatch with loft ladder to boarded loft with light.

THE EXTERIOR

REAR

Courtyard garden, enjoying an easterly aspect and providing an excellent degree of privacy. Steps lead up to the raised decked terrace, also accessed via the French doors in bedroom one. The paved courtyard garden provides a lovely suntrap, providing space for a large table and chairs, ideal for entertaining. Timber garden gate providing side access and leading to the front of the property, shared with the property next door. From the courtyard, steps lead up to the rear of the property.

PARKING

Accessed from the rear, off Clinton Road, providing off-road parking for two cars.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. 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.

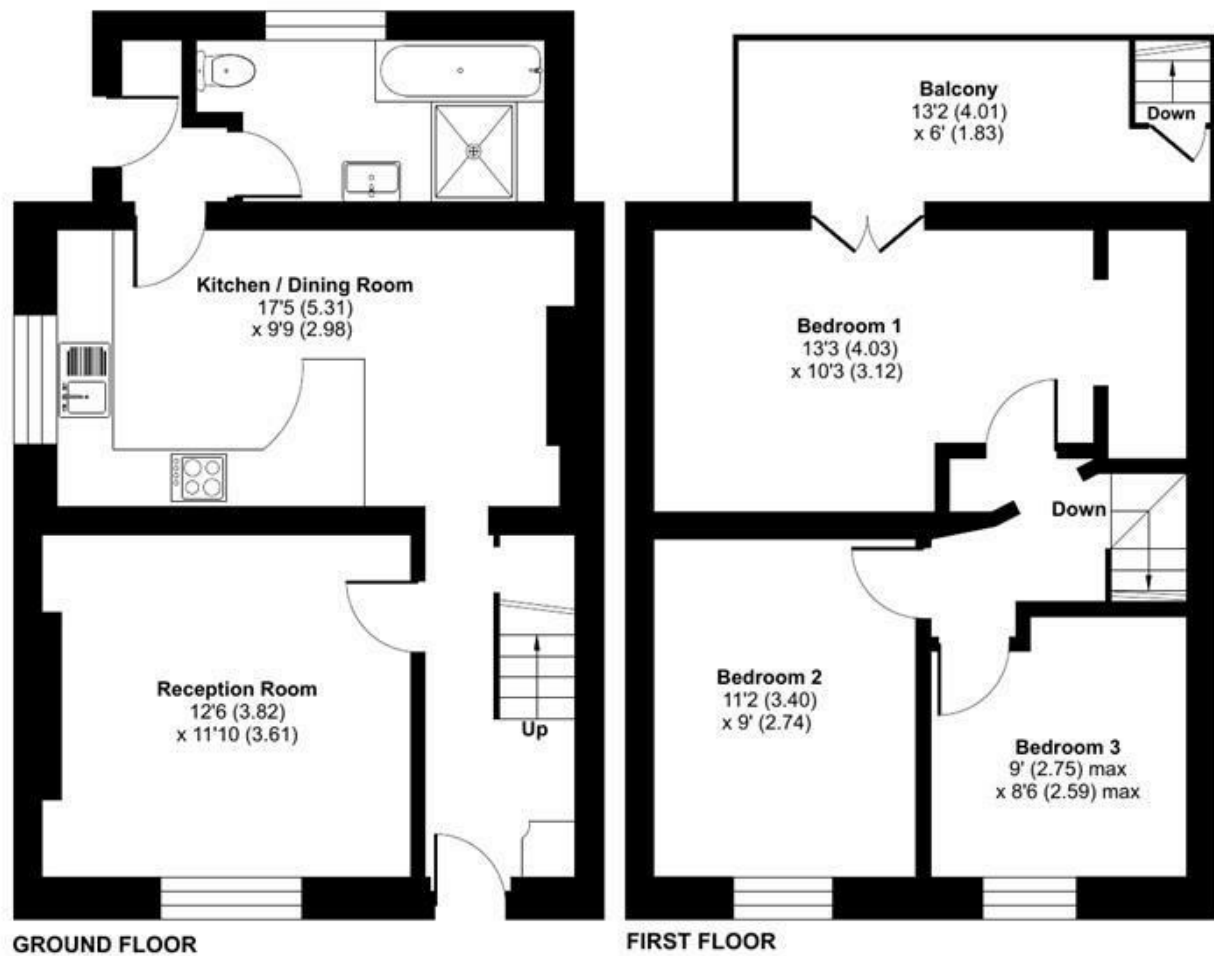


Floor Plan

Falmouth Road, Redruth, TR15

Approximate Area = 903 sq ft / 83.8 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 2026. Produced for Laskowski & Company. REF: 1485106