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**Copper Meadows,  
Gwinear, Hayle**

**Guide Price £285,000  
Freehold**





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## **Property Introduction**

This immaculately presented family home offers well proportioned accommodation.

On the ground floor, one will find a light and airy living room, a generous kitchen/diner with French doors leading to the garden and a useful cloakroom. On the first floor, there are three bedrooms with the principal bedroom having en-suite facilities and a family bathroom.

To the front of the property, there is driveway parking for two cars, whilst to the rear, there is a generous level enclosed garden.

Viewing our interactive virtual tour is strongly recommended.

## **Location**

The rural village of Reawla is some three miles from Hayle which is noted for its three miles of golden sandy beaches. Camborne is within four miles and offers a comprehensive range of both local and national shopping outlets, banks and a mainline Railway Station.

Access to the A30 trunk road is less than three miles distant. In the adjacent village of Carnhell Green, there is a Post Office and a village shop. The nearest Primary School is at Gwinear.

### **ACCOMMODATION COMPRISES**

Double glazed panelled front door opening to:-

### **ENTRANCE HALL**

Stairs rising to the first floor and radiator. Door to:-

### **LIVING ROOM 16' 7" x 11' 3" (5.05m x 3.43m) maximum measurements**

Double glazed box bay window to the front. Television point and radiator. Door to:-

### **INNER LOBBY**

Wall-mounted consumer unit and built-in storage cupboard. Doors off to:-

## CLOAKROOM

Obscure glass double glazed window to the side. Fitted with a white close coupled WC and wash hand basin. Radiator.

## KITCHEN/DINER 15' 0" x 9' 9" (4.57m x 2.97m)

Double glazed window to the rear and double glazed French doors to the rear garden. Fitted with a matching range of white wall and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Built-in inset stainless steel oven with five burner hob and extractor fan above. Space and plumbing for washing machine and dishwasher and space for fridge/freezer.

From entrance hall, stairs rising to:-

## FIRST FLOOR LANDING

Access to loft. Smoke alarm. Doors off to:-

## BEDROOM ONE 10' 8" x 9' 10" (3.25m x 2.99m)

Double glazed window to rear. Radiator. Door to:

## EN-SUITE SHOWER ROOM

Obscure glass double glazed window to the rear. Shower enclosure with glazed screen housing mains fed shower, concealed cistern WC, wash hand basin and heated towel rail.

## BEDROOM TWO 11' 2" x 7' 11" (3.40m x 2.41m)

Double glazed window to the front. Radiator.

## BEDROOM THREE 7' 2" x 6' 6" (2.18m x 1.98m)

Double glazed window to the front. Radiator.

## BATHROOM

Obscure glass double glazed window to the rear. Fitted with a modern white suite comprising of a panelled bath with mains fed shower and screen over, concealed cistern WC and wash handbasin inset to vanity unit. Heated towel rail.

## OUTSIDE FRONT

To the front of the property, there is private driveway parking for two cars.

## REAR

To the rear of the property, there is a generous level and enclosed lawned garden with a generous patio seating area accessed via the French doors in the kitchen/diner.

## SERVICES

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

## AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

## DIRECTIONS

From the A30 trunk road (west bound), take the Camborne West exit and turn left. Take the second exit off the roundabout towards Connor Downs and on entering the village of Connor Downs, turn left towards Gwinear Road (also signed for Trevaskis Farm Shop), continue along this road and at the first junction, turn right. On entering the village, turn right onto Relistian Lane and then right again into Copper Meadows where the property will be found on the left-hand side. If using What3words: sculpture.qirly.ourselves

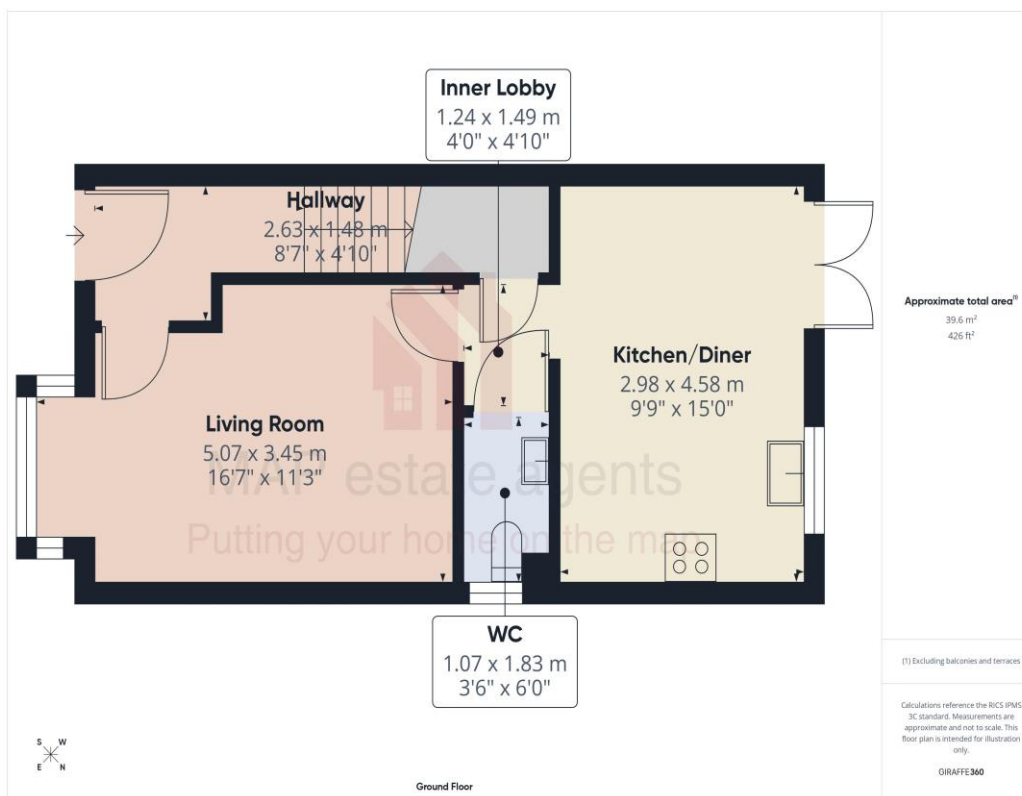


Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Semi-detached family home
- Three bedrooms
- Principal bedroom with en-suite shower room
- Driveway parking
- Enclosed rear garden
- Gas central heating
- Double glazing
- Immaculately presented accommodation
- Generous living room
- Spacious kitchen/diner



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