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**Lannarth Glas,
Lanner, Redruth**

**Guide Price £265,000
Freehold**





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Property Introduction

This lovely two bedroom semi-detached bungalow is located in the popular village of Lanner at the end of a cul-de-sac.

Tucked away with front and rear enclosed nicely kept garden and patio.

There is also a summerhouse, garage and unallocated parking in the cul-de-sac.

The property itself consists of a modern kitchen, cosy lounge with real fire, large conservatory/dining space leading out to a lovely garden.

There are two double bedrooms - one with fitted wardrobes and a bathroom.

Location

Situated close to the centre of the village there is a convenience store within a short walk and within the village there are three public houses, schooling is available for younger children, there is a doctor's surgery, a bakery and a fish and chip shop and Redruth, which is the nearest major town, is within one and a half miles. Redruth offers a range of national and local shopping outlets, there are banks, a mainline Railway Station that connects with London Paddington and the north of England and secondary education is available on the outskirts of the town. Kresen Kernow which is a mecca for Cornish archives and local history, is located in Redruth.

Lanner is within eight miles of Falmouth on the south coast which is Cornwall's university town, it is nine miles to the county town of Truro and the north coast at Portreath with its sandy beaches and active harbour will be found within seven miles.

ACCOMMODATION COMPRISES

Accessed from the rear patio, double glazed entrance door opening to:-

HALLWAY

Radiator, storage cupboards housing space for airing cupboard and LPG gas boiler. Doors off to:-

LOUNGE 19' 3" x 8' 7" (5.86m x 2.61m) plus recesses

Feature fireplace and hearth housing real fire, radiator. Glazed doors opening to the kitchen and further double glazed doors with glazed side screens and windows opening to the:-

CONSERVATORY/DINING ROOM 23' 3" x 8' 9" (7.08m x 2.66m)

A spacious conservatory, currently including a dining space. Glazed on three sides with fitted blinds. Tinted roof and double doors leading to garden. Lighting connected and radiator.

KITCHEN 9' 1" x 8' 6" (2.77m x 2.59m)

Range of high gloss floor and wall mounted cupboards with worktop over incorporating sink and drainer and matching upstands, display cabinet. Integrated double oven and induction hob, integrated fridge/freezer, space for washing machine and space for dishwasher. Radiator and double glazed window overlooking patio and enjoying countryside views.

BEDROOM ONE 10' 10" x 8' 3" (3.30m x 2.51m)

Double glazed window to conservatory and radiator. Fitted wardrobes to one wall.

BEDROOM TWO 10' 0" x 8' 6" (3.05m x 2.59m)

Double glazed window and radiator.

BATHROOM

Obscure glass double glazed window. Sink with vanity cupboard under, low level WC and bath with electric shower over and folding side screen. Splash boarding and tiling to walls. Heated towel rail.

OUTSIDE FRONT

To the front is a lawn with trellising and raised beds, there is a generous patio with pagoda, trellis and climbing plants. Access to:-

REAR GARDEN

A lovely enclosed patio with a range of pots and trellising surrounded by a variety of trees and enjoying a countryside outlook. Summerhouse with windows, lighting and electric connected. Space for LPG gas bottles. A pedestrian gate gives access to the parking for two vehicles.

GARAGE 16' 7" x 8' 0" (5.05m x 2.44m)

Front up and over door. Electric and lighting.

SERVICES

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

AGENT'S NOTE

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

DIRECTIONS

Driving through the village of Lanner towards Redruth, pass the bakery and the fish and chip shop on the right hand side. Drive past Henscol on the left, then turn next left to Lannarth Glas, follow around to the right and drive along to the end where the property will be found. If using What3words: credit.ringside.stalemate

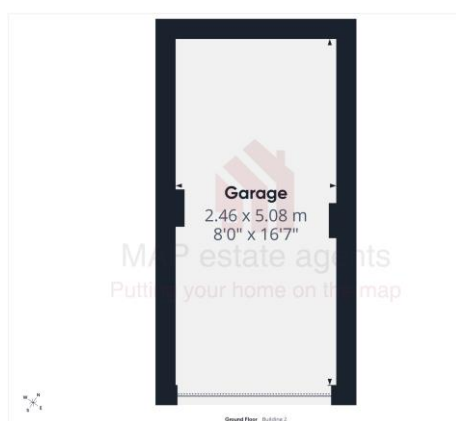
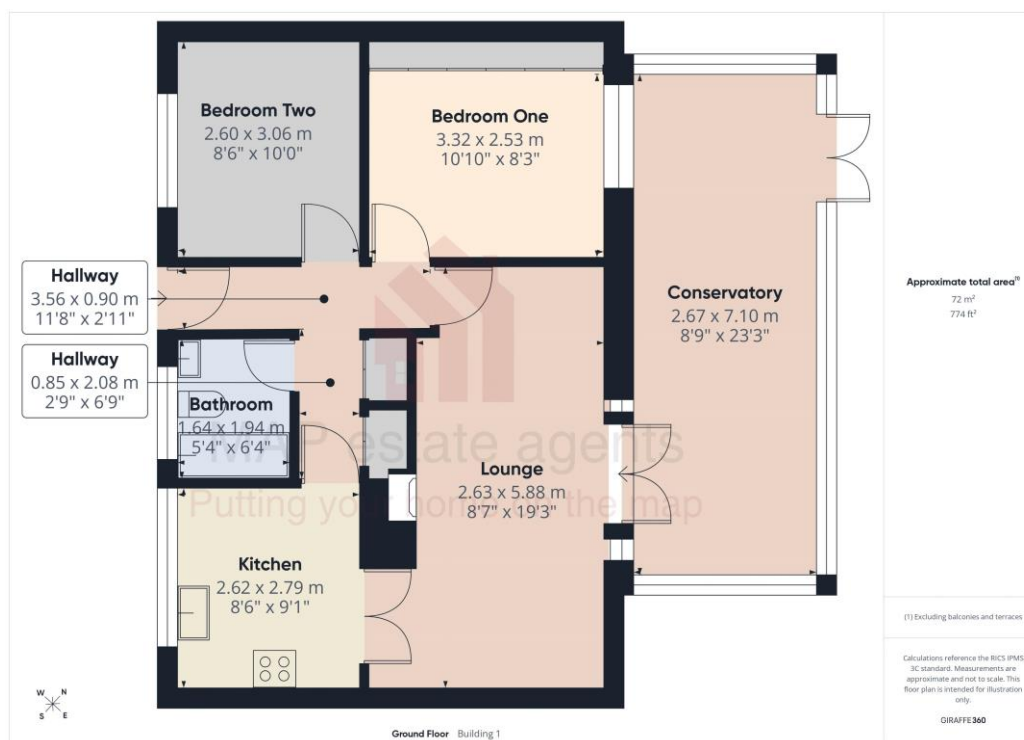


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
	34	63



MAP's top reasons to view this home

- Located in popular village of Lanner
- Two bedroom semi-detached bungalow
- Set at the end of a cul-de-sac
- Modern kitchen
- Cosy lounge with real fire
- Large conservatory/dining space
- Patio at rear with summerhouse
- Enclosed garden at front of property, accessed off conservatory
- Garage
- Parking for two cars



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
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