



40 Gyllyng Street, Falmouth, TR11 3EL

£349,950

Located within a short terrace of only 3 properties, an end of terrace 3 bedroom 3-storey 'town house' which has been remodelled and beautifully renovated. Formerly 2 bedrooms, the garage has now been converted to provide the option of a superb 'self-contained annexe', ideal for those looking to generate an income from letting. The contemporary accommodation now comprises, on the ground floor: entrance hallway, self-contained annexe or bedroom 3, with its own en-suite shower room and kitchenette. On the first floor is a wonderful dual aspect open-plan kitchen, dining and living space which gives access to an enclosed 'Mediterranean'-style courtyard garden. The second floor offers 2 further double bedrooms and a modern family shower room. The property is warmed by gas central heating and is fully double glazed. No onward chain.

Key Features

- Contemporary 3-storey, 3 bedroom 'town house'
- Self-contained studio annexe, with income potential
- Central town location, just moments from the shops and waterfront
- Gas central heating and double glazing
- Beautifully renovated to a high standard
- Open-plan first floor living space with modern kitchen and access to the garden
- South west facing 'Mediterranean'-style courtyard garden
- EPC rating D



THE ACCOMMODATION COMPRISES

DECKED FRONT TERRACE

French doors to ground floor self-contained annexe and obscure front door to:-

ENTRANCE HALLWAY

Central ceiling light, wood-effect laminate flooring. Door to annexe/bedroom three. Timber painted staircase to first floor.

ANNEXE/BEDROOM THREE

Converted from the original garage, now providing a versatile space providing self-contained annexe accommodation or a third bedroom with en-suite. Accessed via external French doors from the front aspect, or internally from the main entrance hallway. Wood-effect laminate flooring, central ceiling light, radiator, cupboard housing electric meter. A kitchenette provides both eye and waist level units, sink, two-ring hob with extractor fan, shelf for microwave. The bedroom is open to the:-

EN-SUITE SHOWER ROOM

Walk-in shower cubicle with electric shower and concertina shower screen, dual flush WC, wash hand basin set within a storage unit under. Large under-stair storage cupboard with light.

FIRST FLOOR

LIVING SPACE

A wonderful dual aspect living space, incorporating a kitchen, dining and lounge area.

KITCHEN AREA

Well appointed with white high-gloss eye and waist level units, worktop with inset stainless steel sink/drain unit and extendable mixer tap. Inset four-ring gas hob with electric oven under and stainless steel extractor fan over. Built-in fridge/freezer. Cupboard housing gas combination boiler, recessed ceiling lights. Utility cupboard currently housing washer/dryer. Double glazed window and door providing access to the rear courtyard garden. Attractive solid bamboo flooring extending to the:-

LOUNGE/DINING AREA

A defined dining area leading to the lounge, with a large double glazed floor-to-ceiling window to the front aspect, providing plenty of natural light with further high level window to side. Pendant lighting, contemporary radiator, painted timber staircase to:-

SECOND FLOOR

LANDING

Doors to bedrooms one and two, and shower room. Loft hatch, central ceiling light, over-stair storage cupboard with shelving.

BEDROOM ONE

A beautifully light bedroom with large floor-to-ceiling window to the front aspect and further high level window to one side. Wood-effect laminate flooring, central ceiling light with additional wall mounted lighting.

BEDROOM TWO

Double glazed door and window with Juliet balcony overlooking the rear courtyard and raised terrace. Built-in wardrobe with hanging rail, central ceiling light.

SHOWER ROOM

Beautifully appointed with contrasting tiled walls and flooring. Walk-in shower with rainfall-style shower head and glass shower screen, vanity unit housing circular wash hand basin with mixer tap, dual flush WC. Recessed ceiling lights, extractor fan.

THE EXTERIOR

REAR COURTYARD GARDEN

Accessed from the kitchen on the first floor, the courtyard garden provides a decked seating area with an attractive archway and stone paved steps which lead up to a raised terrace. This sheltered Mediterranean-style garden enjoys a sunny south-west aspect.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

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



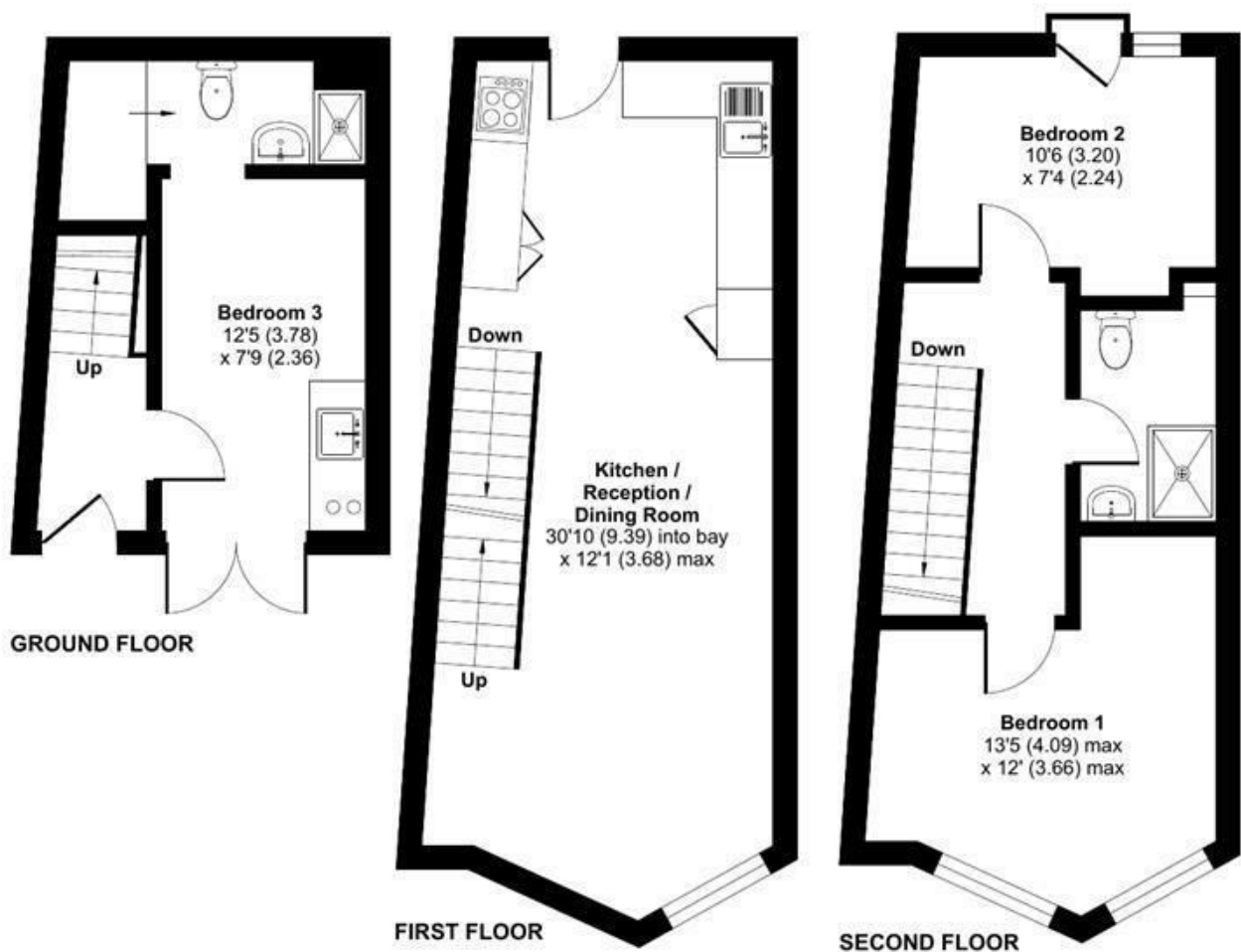


Floor Plan

Gyllyng Street, Falmouth, TR11

Approximate Area = 851 sq ft / 79.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntcocom 2023. Produced for Laskowski & Company. REF: 1058253