



## 17 Penlean Close

Mount Ambrose, Redruth, TR15 1NU

**£249,950**



Offered for sale with no onward chain, this modern semi detached bungalow benefits from well presented accommodation. There are two bedrooms with built-in wardrobes plus the bonus of a converted loft space, a kitchen, a lounge, a rear conservatory and a shower room. The property is double glazed and this is complemented by gas heating. Externally there is a lawned front garden with a side driveway leading to a single garage with a utility and adjoining workshop. The rear garden is well enclosed and low maintenance with sunken pond.



We are delighted to offer for sale this modern semi detached two bedroomed bungalow, situated within a cul-de-sac in a popular residential area on the outskirts of Redruth, being on the Truro side. The property is double glazed and this is complemented by gas fired heating. Externally there is a lawned front garden, a well enclosed low maintenance rear garden and a single garage with the bonus of a utility/wash room and workshop attached. There is also driveway parking for two/three vehicles. Very well presented by the current vendor, internally, the property benefits from multiple sliding doors that enhance the room sizes where they are fitted as well as laminate flooring throughout the living areas. The front door opens into a triple aspect UPVC double glazed porch which in turn leads to the reverse L-shaped hallway. A good sized lounge/living room/diner with sliding patio doors accesses the conservatory that leads into the rear garden. There are two bedrooms, one of which benefits from a large built in wardrobe whilst the second bedroom also has a built in wardrobe. There is a shower room with a large walk-in shower. The modern kitchen to the rear has some integrated appliances. This property also has the bonus of a fixed staircase leading up to the loft space. Externally, this bungalow has a manageable laid to lawn front garden with a driveway to the side of the property that would allow for parking of two/three vehicles. The driveway leads to a single garage with an electric up and over door. The rear garden is low maintenance albeit well thought out, made up primarily of patio slabs in a split level design with a sunken pond feature with a decking surround. There is a utility/wash room and a workshop/shed that can be accessed from both the rear garden and the garage. In terms of location, there is a post office/convenience store along with a public house, all within a few minutes walk. There are also local bus services. Redruth town is within two miles. Portreath Beach can be reached in under fifteen minutes by car and Perranporth and the city of Truro can both be reached in around twenty minutes or less. The main A30 trunk road is around one and a half miles distant.

Upvc front door with a double glazed panel opens into:

#### ENTRANCE PORCH

Triple aspect with double glazed windows and an internal upvc front door with two obscure double glazed panels opens to:

#### HALLWAY

Reverse L shaped with Uniclick laminate flooring. A sliding wood panelled door accesses a fixed staircase to the loft space. Sliding door to:

#### KITCHEN

8'11" x 8'11" (2.74m x 2.73m)

Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Built-in Beko fridge/freezer, a built-in Stove double oven/grill and space for a mini dishwasher. Single stainless steel sink and drainer below a upvc double glazed window overlooking the rear aspect and garden with far reaching views towards the north Cornwall coast. Integrated gas hob with an extractor hood over and a tiled splash back.

#### LOUNGE/DINER

10'9" x 15'1" (3.28m x 4.61m)

Electric flame effect fire set in a decorative fireplace. Boxed-in radiator and sliding upvc clear glazed patio doors open to:

#### CONSERVATORY

8'11" x 6'0" (2.72m x 1.83m)

Triple aspect upvc double glazed conservatory with a Dimplex wall mounted electric radiator.

#### BEDROOM 1

10'8" x 11'0" (3.26m x 3.37m)

Upvc double glazed window overlooking the front garden and aspect with a boxed-in radiator below. Built-in wardrobe with hanging space, shelved storage and decorative mirrored doors.

#### BEDROOM 2

8'9" x 9'2" (2.67m x 2.81m)

Upvc double glazed window overlooking the front garden and aspect with a radiator below. Built-in double wardrobe with hanging space, shelved storage and decorative mirrored doors. Shelved storage cupboard housing a Vaillant Ecotech boiler and a carbon monoxide alarm.

#### SHOWER ROOM

5'2" x 5'6" (1.58m x 1.70m)

Low level wc and a wash hand basin with a tiled splash back set in a vanity unit with a mirror and sensor light above. Wall mounted medicine cabinet. Walk-in double shower enclosure with a Galaxy Obsession electric shower and a glass shower screen. Wall mounted towel radiator below a upvc obscure double glazed window to the side aspect.

Stairs lead to:

#### CONVERTED LOFT SPACE

19'8" x 8'4" (6.00m x 2.55m)

Two Velux roof lights looking out towards the north Cornwall coast. Radiator below a fitted work bench. Built-in wardrobe with hanging space and storage shelves. Further separate built-in storage shelves. Two doors each side open to the remaining roof space.

#### OUTSIDE

To the front a driveway provides parking for three vehicles and leads to a SINGLE GARAGE 2.59m x 4.98m (8'6 x 16'4) with an up and over door, power and a fitted work bench to the rear with storage cupboards either side. The front garden is laid to lawn and bordered by a patio slabbed pathway running across the front of the property. There is a border of shingle to the side of the driveway, an external tap and a raised planting area adjacent to the garage door. The rear garden is fully enclosed and is split level with decorative patio slabs and a central Palm Tree feature. There is a sunken fish pond with decking surround and an external power socket. A door with a clear glazed panel opens to a UTILITY/WASH ROOM 1.49m x 1.68m (4'11 x 5'6) with space and plumbing for a washing machine, space for a tumble dryer, a wash hand basin and an obscure glazed window overlooking the garden. Open access to a WORKSHOP AREA 2.30m x 2.94m (7'7 x 9'8) with a upvc double glazed window overlooking the garden.

#### DIRECTIONS

Passing Redruth railway station on the right, continue up the hill into Higher Fore Street. At the junction continue straight on through East End and up to the mini roundabout. Proceed over and down the hill into Mount Ambrose all the way to the roundabout by the Factory Shop. Turn left and then take the first left into Cardrew Way. Turn first left again into Penlean Close and the property will be found on the left hand side.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

#### SERVICES

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

Broadband highest available download speeds - Standard 8 Mpbs, Superfast 80 Mpbs, Ultrafast 1000 Mpbs (sourced from Ofcom).

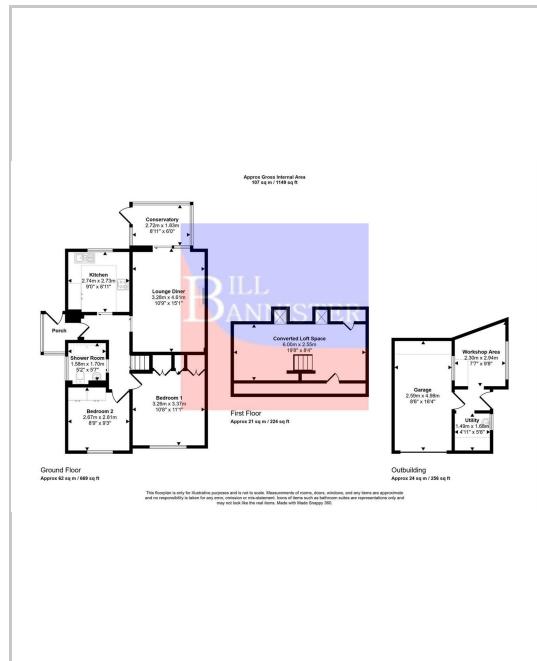
Mobile signal -

EE - Good outdoor & variable indoor, Three - Good outdoor & indoor, O2 - Good outdoor & indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).

## Area Map



## Floor Plans



## Energy Efficiency Graph

