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Sales & Lettings



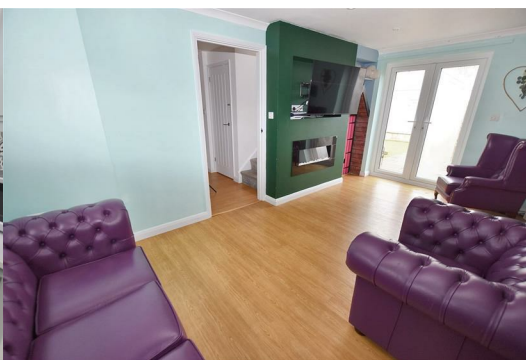
## 37 Gweal Pawl

Redruth, TR15 3DN

**£259,950**



Situated in a popular residential development, this modern double fronted house offers good sized family living space with three bedrooms (master with en-suite), a lounge, fitted kitchen/diner, first floor family bathroom and a ground floor wc. The property is double glazed and this is complemented by double glazing. Externally there is a well enclosed rear garden with the added bonus of a garage.



Early viewing is recommended as we are pleased to offer for sale this well presented, spacious three bedroom semi detached home offering lovely family accommodation. Set within a quiet residential estate that has pockets of green space, the property is a short walk from Redruth town centre, local amenities and schools. Having a very welcoming and defined hallway with a downstairs WC, a split level stairway leads up to three bedrooms with the master offering the bonus of en-suite facilities. In addition, there is a family bathroom, a spacious lounge/living room and a generous kitchen/diner offering more than enough room for cooking and socialising alike. A fully enclosed rear garden offers a haven for both children and pets. A garage also adds to the appeal of this property.

Upvc front door with a frosted glazed diamond feature leading to:

HALLWAY

Radiator, smoke alarm and a door to a storage cupboard with shelving and lighting. Stairs to the first floor.

WC

Concealed low level wc, wash hand basin with a tiled splash back, radiator and an extractor fan.

LOUNGE

9'2" x 16'11" (2.80m x 5.16m)

A triple aspect room with a upvc double glazed window overlooking the front aspect with a radiator under. Upvc double glazed side window, a second radiator and an electric fire (decorative only). Large storage area currently used as a child's dolls house/playroom. Upvc double glazed French doors leading out to the patio. Door to:

KITCHEN/DINER

8'3" x 17'2" (2.52m x 5.24m)

A dual aspect room fitted with a range of eye level and base level storage cupboards and drawers with integrated handles. Built-in gas hob with an extractor over, built-in electric oven and grill, stainless steel sink with mixer tap over and tiled splash back with square edge work surfaces. Upvc double glazed window overlooking the rear garden and aspect. Storage cupboard housing an Ideal Logic C30 combi boiler. Plumbing for washing machine and space for fridge/freezer. Radiator and a upvc double glazed window overlooking the front aspect.

FIRST FLOOR

HALF LANDING

Upvc double glazed window overlooking the rear aspect.

LANDING

Radiator and a loft access hatch leading to a part boarded loft space.

BEDROOM 1

9'2" x 10'10" (2.80m x 3.32m)

Built-in wardrobe with hanging space and storage with sliding mirrored doors. Sliding mirrored door leading to:

EN-SUITE SHOWER ROOM

7'9" x 3'8" (2.37m x 1.13m)

Low level wc and awash hand basin with a tiled splash back and mirror above. Fully tiled double shower cubicle with a thermostatic shower. Frosted double glazed window to the front aspect. Wall mounted towel radiator.

BEDROOM 2

9'5" x 8'10" (2.88m x 2.70m)

Upvc double glazed window overlooking the rear garden and aspect with a radiator under.

BEDROOM 3

8'6" x 7'10" (2.61m x 2.40m)

Upvc double glazed window overlooking the rear garden and aspect. Upvc double glazed window to the side aspect.

FAMILY BATHROOM

8'0" x 5'7" (2.45m x 1.72m)

Fully tiled with a low level concealed wc, wash hand basin with a tiled splash and a bath with a thermostatic shower over and glass screen. Extractor fan, upvc frosted double glazed window to the front aspect. Wall mounted towel radiator.

OUTSIDE

The front garden has a dwarf wall with a galvanised fence above. Gravelled areas are split by a slabbed pathway to the front door with a canopy over. The rear garden is half synthetic grass and half patio being fully enclosed and having a dwarf wall with gravelled borders. A gravel border leads to a side access to the GARAGE and a rear gated access to the garden.

DIRECTIONS

From our office in Redruth proceed up West End and at the mini roundabout turn left into Gweal Pawl. Bear round to the right and the property will be found at the far end facing you.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

There is a service charge of £171.42 per annum for common areas.

SERVICES

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

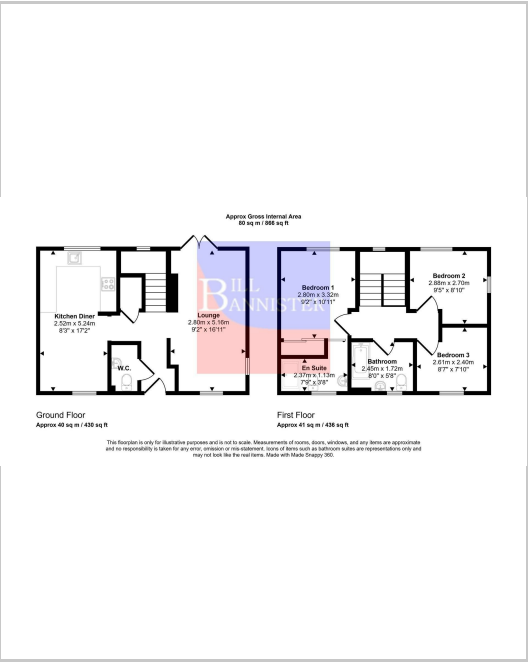
Broadband highest available download speeds - Standard 12 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).

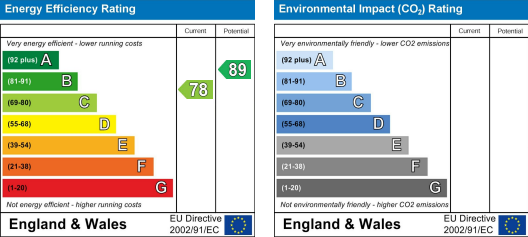
Area Map



Floor Plans



Energy Efficiency Graph



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