

12 Gwel An Garrek

Mullion, Cornwall TR12 7RW



MATHER
PARTNERSHIP





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Situated on a sought after cul-de-sac in Mullion, this three bedroom detached bungalow offers the perfect blend of coastal living and village convenience. Located just a stone's throw away from the village center and beautiful beaches, this property boasts an ideal location for those seeking tranquility and accessibility. Thoughtfully designed with all living accommodation to one side and bedrooms to the other, this bungalow offers a seamless flow and comfortable living space. The light filled and airy living room serves as the heart of the home, enhanced by an abundance of windows that flood the space in natural light. The centerpiece of the room, a cozy log burner, adds warmth and character while efficiently heating the entire area. An exciting opportunity awaits in the kitchen/diner, presenting a blank canvas for you to unleash your inner designer and create your dream kitchen. This versatile space not only invites gatherings with friends and family but also allows you to tailor it to your exact specifications. Adjacent to the kitchen, a practical utility room ensures that crucial worktop and cupboard space is preserved while providing additional storage solutions. Step into the large conservatory, a delightful addition that offers the perfect space for relaxation and entertainment. Imagine opening the doors on a summer evening, seamlessly blending indoor and outdoor living while enjoying the gentle breeze and sunset views. The family bathroom presents plenty of scope for customisation, allowing you to design it according to your unique needs and preferences. The master bedroom is a true highlight of the property, featuring ample built-in wardrobes and a modern ensuite for added convenience. The two additional bedrooms are well-proportioned, ensuring comfort for the entire household. Outside the garden is mainly laid to lawn which wraps around the property.



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Guide Price £500,000

Location

Gwel An Garrek is a small and desirable residential development positioned close to the South West coast path which provides direct access to miles of stunning coastal walks on your doorstep. Several of Cornwall's most beautiful beaches are within walking reach including the absolutely picturesque sands at Polurrian which is within a 10 to 15 minute walk from the property. The centre of Mullion which is a short distance away has plenty of facilities to include a Co Op supermarket, Spar and a range of further amenities to include a Doctors Surgery and Public Houses. Leisure opportunities locally include golf and horse riding. Both the Mullion Cove Hotel and Polurrian Hotel offer Spa and health clubs where swimming and gym membership can be enjoyed. Mullion is well known for an excellent Secondary School and a number of Primary Schools are within a short drive of the village. Mullion is within the heart of the Lizard Peninsula with the beautiful destinations of The Lizard, Cadgwith and Coverack to mention just a few all easily accessible by car. The town of Helston with comprehensive facilities is around a 10 to 15 minute drive away whilst the The city of Truro and the towns of Falmouth and Penzance are all within a 30 to 45 minute drive.

Accommodation

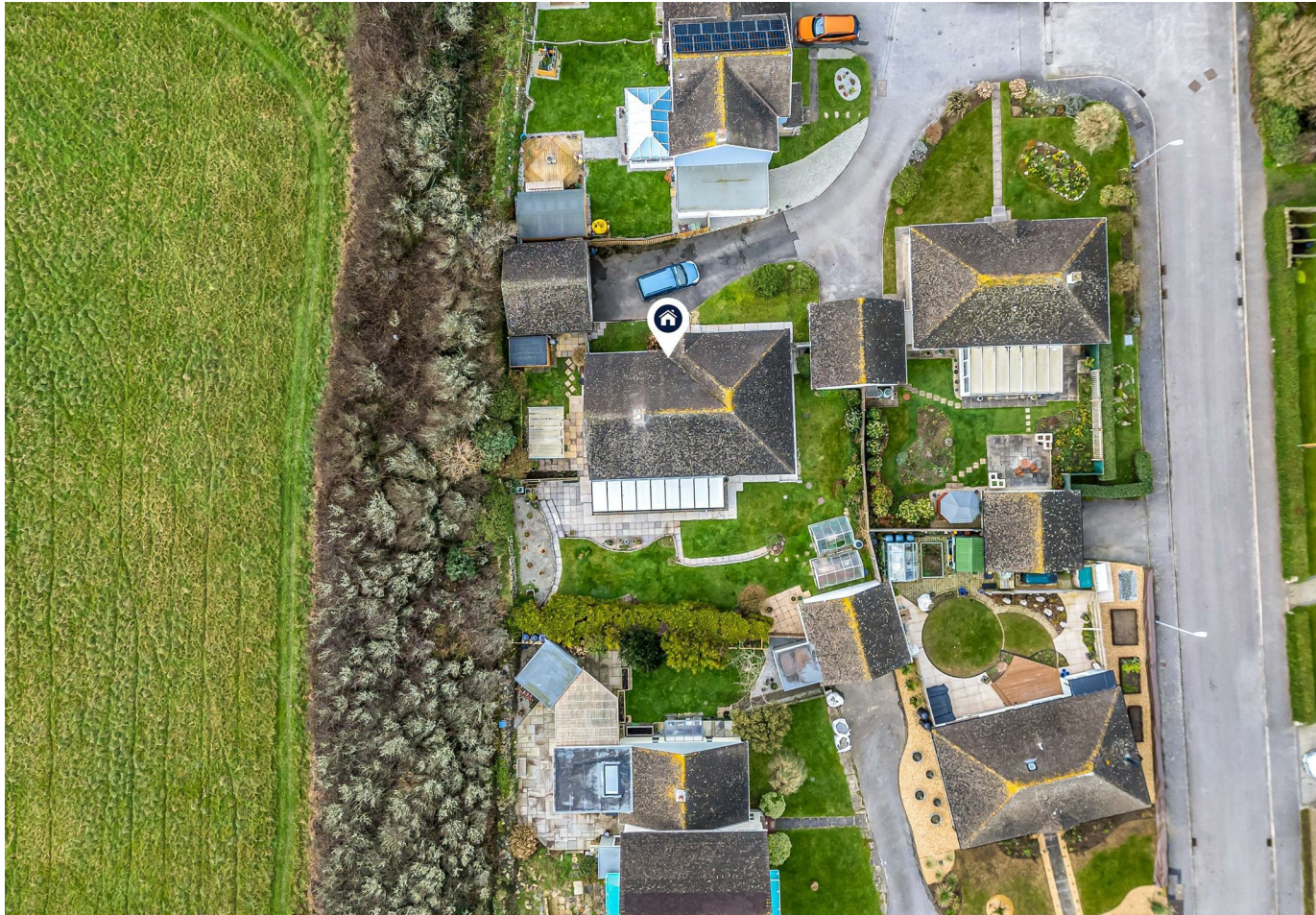
Entrance Hallway
Living Room
Kitchen/Diner
Utility Room
Conservatory
Inner Hallway
Family Bathroom
Bedroom Three
Bedroom Two
Bedroom with En-suite

Garden

The enclosed garden is mainly laid to lawn and bordered by mature shrubs providing a good level of privacy. As you step out of the conservatory they is a lovely patio area perfect for alfresco dining. There is a raised gravel area aswell as space for a green house allowing you to grow your own fruit and vegetables.

Garage

A double garage with electric up and over, light and power, storage over, side door access to the rear garden.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		51	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Parking

The driveway provides off road parking for two vehicles.

Services

Mains drainage, water and electricity.

Agents Note

The access to the driveway is shared with number 11.

Council Tax Band- E**Broadband and Mobile Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations - Purchasers

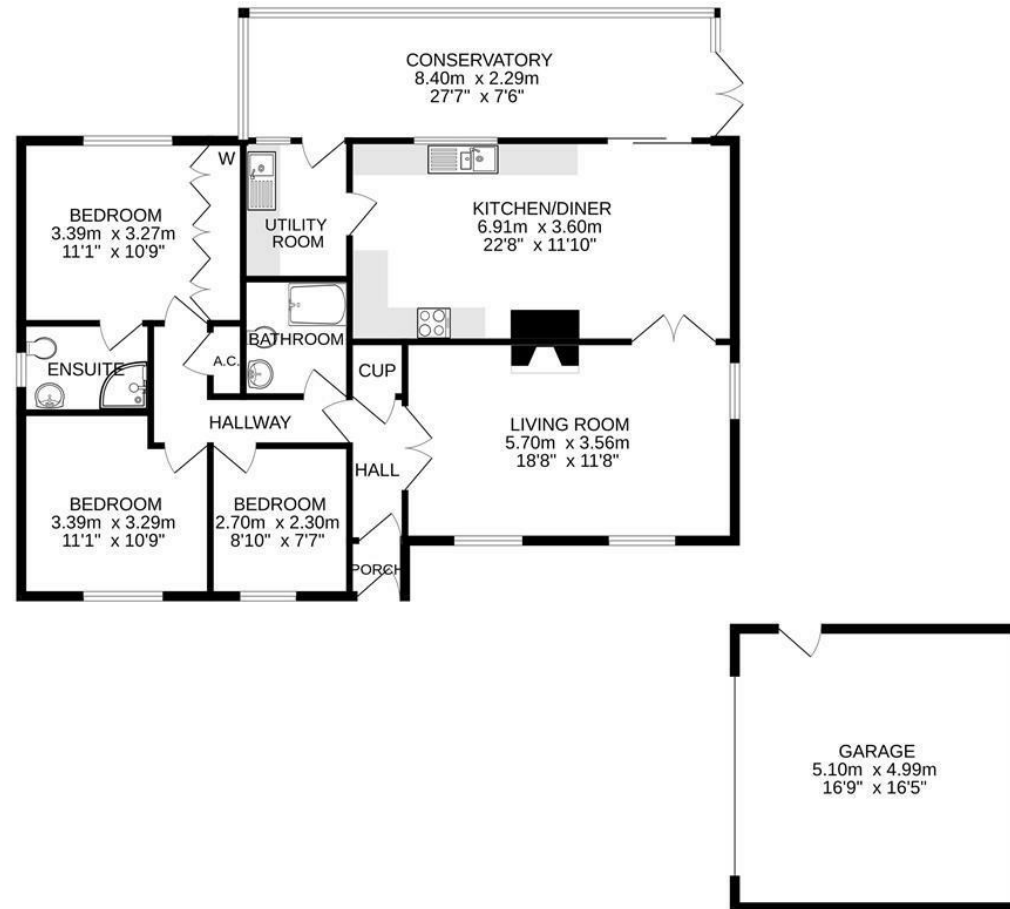
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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