

# 19 Gwel An Garrek

## Mullion, TR12 7RW











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19 Gwel An Garrek is a beautifully presented detached bungalow, situated in a sought after residential area of Mullion. It offers a perfect blend of comfort and modern living.

This delightful property features three spacious bedrooms and two well-appointed bathrooms, making it an ideal home for families or those seeking a peaceful retreat. As you enter the bungalow, you are welcomed by a bright and airy accommodation that exudes warmth and character. The well-equipped modern kitchen is a highlight, providing an excellent space for culinary enthusiasts to create delicious meals. Surrounding the bungalow are wonderful gardens that enhance the property's appeal, providing a serene outdoor space for relaxation or entertaining guests. The gardens are perfect for enjoying the beautiful Cornish weather, whether it be for a summer barbecue or a quiet afternoon with a book. The property also boasts a good-sized garage, offering ample storage or the potential for a workshop. Parking is a breeze with space for up to three vehicles, ensuring convenience for both residents and visitors alike. Located in a sought-after residential area, this bungalow is not only a lovely home but also a gateway to the vibrant community and stunning coastal scenery that Mullion has to offer.



The Mather Partnership, Offices in Helston & Hayle

**Tel: 01326 565016 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**



**Price- £498,600**

**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 hall

Living room

Kitchen dining room

Garden room

Bedroom

En-suite

Bedroom

Bedroom

Bathroom

**Outside**

The bungalow occupies a good size plot with immaculately presented gardens. To the front is a fenced lawn area planted with mature shrubs and bushes. The rear garden features well presented and landscaped gardens with various tiers and patio areas. Steps lead up to a timber decking where you can enjoy sea views.

**Garage**

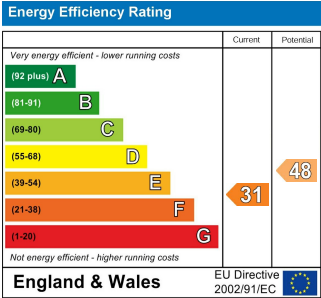
Fitted with power and light. Front aspect electric garage door.

**Parking**

The property benefits from generous parking to the front of the garage.









**Services**

Mains water, drainage and electricity. LPG central heating.  
Freehold tenure.

**Council Tax Band D****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.

**Broadband & Mobile Phone 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/>

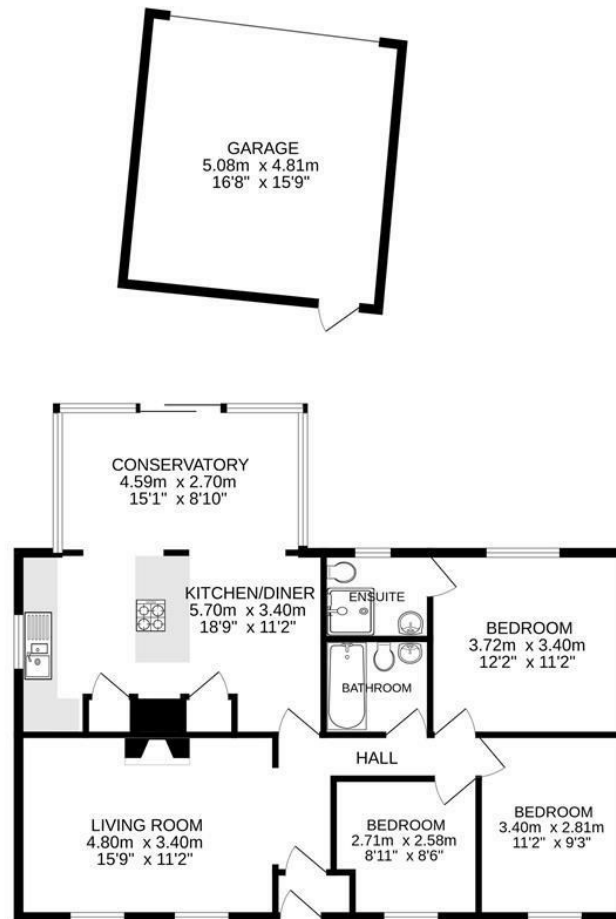
**What3Words**

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## 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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