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Sales & Lettings



22 Forth An Cos

Ponsanooth, Truro, TR3 7RJ

Guide price £399,950

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Set in a quiet cul-de-sac in the heart of the village of Ponsanooth, we are pleased to bring to the market this superbly presented detached bungalow. Amongst many things that the village of Ponsanooth is able to offer, it boasts a highly active village hall providing a wide range of community activities, the Kennel Vale nature walk and is within easy reach of Truro and Falmouth. The bungalow offers sizeable accommodation including three bedrooms, one of which has an en-suite, there is a garage, parking facilities and beautifully presented gardens with a plethora of well stocked mature bushes and shrubs. The property offers full gas central heating, is double glazed throughout and has the addition of solar panels. This really is a superb opportunity to purchase a beautifully presented property and therefore an early inspection is recommended.

ENTRANCE PORCH

With a upvc obscure glazed panel door to:

T SHAPED HALLWAY

18'4" max x 13'3" (5.60 max x 4.06m)

Built-in cupboard with shelving and a double built-in airing cupboard with shelving and housing the Worcester boiler. Loft access and doors leading off to:

LOUNGE

12'11" x 14'4" into recess (3.95m x 4.37m into recess)

A feature slate fireplace with a slate hearth housing an electric fire and recesses with shelving. Window to the front elevation and French doors leading to a patio area. Radiator.

KITCHEN

12'11" x 11'5" (3.95m x 3.48m)

A range of wood effect shaker style eye level and base

units with roll edge work surfaces and space for white goods with tiled surrounds. Integrated fridge and freezer, built-in double oven, hob and extractor fan. Window and sliding patio doors leading to the garden.

BEDROOM 1

8'11" to face of wardrobes x 15'0" max (2.73m to face of wardrobes x 4.59m max)

With a range of grey floor to ceiling built-in wardrobes with drawers and cupboards with shelving and hanging. Window to the front and a radiator. Door to:

EN-SUITE

4'11" x 6'6" (1.50m x 1.99m)

Pedestal wash hand basin with aqua board tile effect splash back, low level wc, corner shower cubicle with wall mounted Gainsborough shower with aqua board tile effect surround. Recessed lighting.

BEDROOM 2

11'10" max x 11'7" max (3.62m max x 3.54m max)

The vendor currently uses this room as a dining room. Window to the front, radiator and a built-in cupboard with shelving. Further range of built-in cupboards/wardrobes with shelving and drawers.

BEDROOM 3

13'9" max x 10'11" max (4.21m max x 3.33m max)

Window to the side elevation and a radiator.

FAMILY BATHROOM

7'9" x 8'7" (2.37m x 2.64m)

Panelled bath with a wall mounted shower attachment and tiled surround. Built-in shower cubicle with built-in shower and shower rail. Pedestal wash hand basin with a tiled surround and a low level wc with a tiled surround. Dimplex wall heater, stainless steel ladder towel rail and recessed lighting. Obscure glazed window.

REAR PORCH

With door to:

UTILITY ROOM

4'4" x 5'6" (1.33m x 1.69m)

With a range of eye level cupboards, roll edge work surfaces with stainless steel sink and drainer plus tiled splash backs. Space and plumbing for white goods and an obscure glazed window.

OUTSIDE

To the front of the property the gardens are mainly laid to lawn and bordered with a vast collection of mature bushes and trees. A main pathway leads to the front and gives access around the whole of the bungalow. The garden continues around to the side and gated access can be found on both sides leading to the enclosed rear garden which is private and suitable for pets/children alike. The gardens are beautifully landscaped, have two paved/gravelled seating areas and again are bordered with walls and fencing offering a plethora of mature bushes and shrubs. There is a further patio area and raised bed. The garden has been well thought out and can host many sunny spots. There is also an awning above the patio area providing shade. A door leads to a GARAGE 5.84m x 2.73m (19'1 x 8'11) with an up and over door, lighting and power. Parking is

provided in front of the garage and there is a separate side access.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth passing through the village of Lanner. Continue along this road for approximately three to four miles and down the hill into Ponsanooth. At the traffic lights turn right by the shop into Park Road. Take the turning right immediately after the school into Forth An Cos and number 22 will be found on the left hand corner.



Road Map



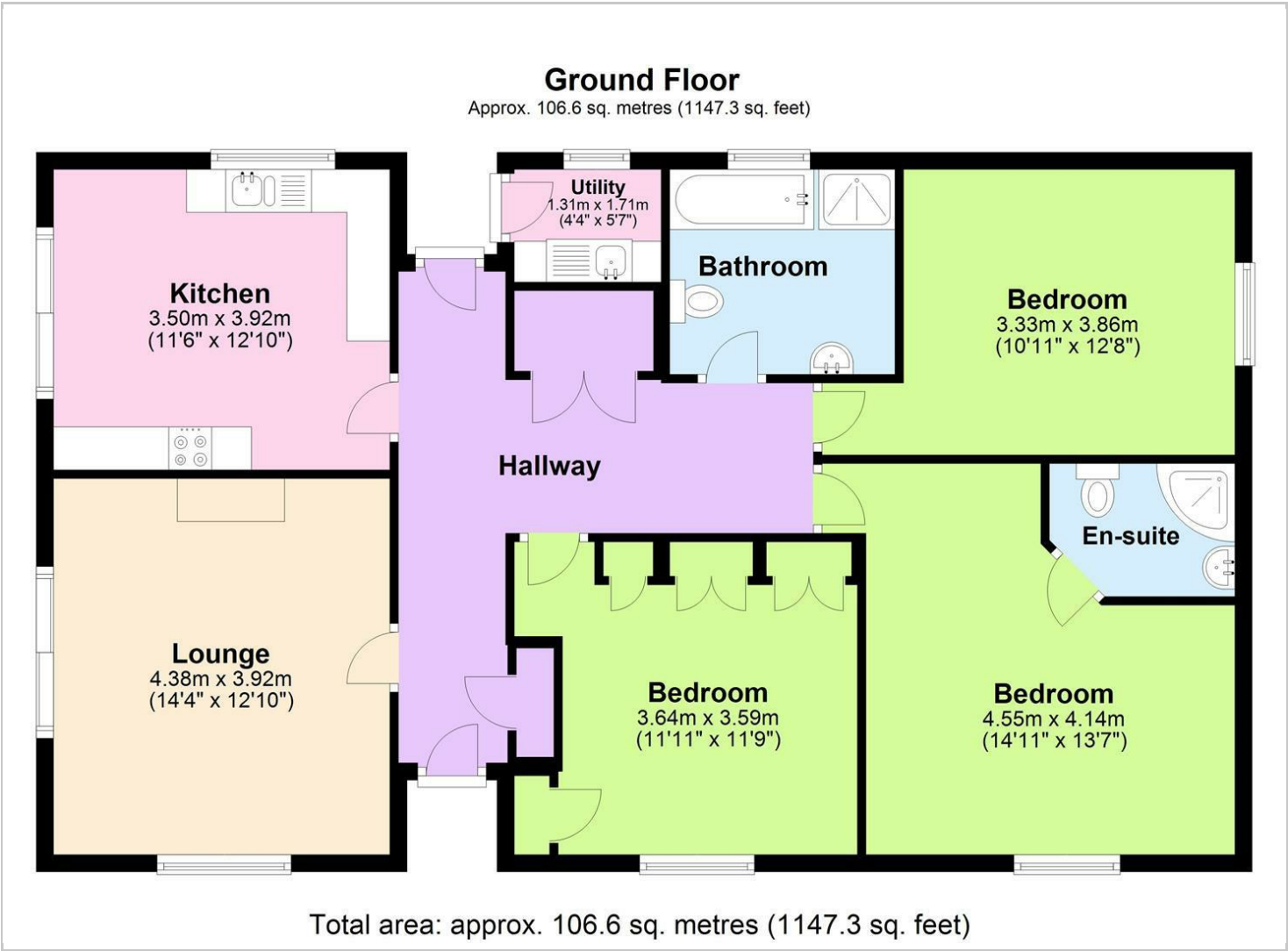
Hybrid Map



Terrain Map



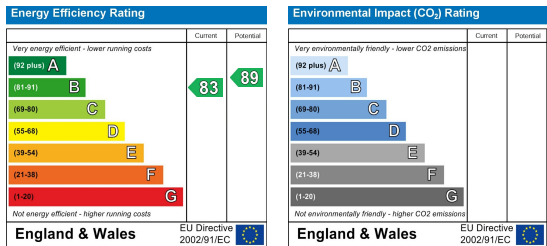
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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