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Sales & Lettings



4 Wheal Gorland Road

St. Day, Redruth, TR16 5LT

Guide price £340,000



Situated in the popular village of St Day and being offered with no onward chain, this modern semi detached bungalow offers family sized living accommodation and benefits from three bedrooms plus an attic space, a well fitted kitchen/diner, spacious lounge and the bonus of a conservatory. The property is double glazed and this is complemented by LPG central heating. Externally there are enclosed gardens, a garage, utility room and driveway parking.



This beautifully presented three bedroom semi detached bungalow comes to the market chain free and offers a high specification throughout. The gated entrances lead to enclosed gardens making it an ideal haven for pets and children alike. The kitchen is fitted with integrated appliances and the property also has the benefit of an attic space, a conservatory, separate garage and a utility room. The property itself benefits from LPG central heating and is double glazed throughout. This really is a superbly presented property and an early inspection is recommended.

Half obscure upvc glazed door to:

ENTRANCE PORCH

9'1" x 5'4" (2.77m x 1.64m)

With dwarf walls and double glazed windows with decorative top opening windows. Marble tiled floor and French doors lead to:

KITCHEN/DINING ROOM

21'3" x 12'1" (6.50m x 3.70m)

A bright and airy room which benefits from bamboo flooring. The dining area has a built-in cupboard housing an Alpha combi boiler and slatted shelving. Radiator. The kitchen area has a range of modern eye level, base and larder units with rolled edge work surfaces and tiled surrounds. Single stainless steel sink unit and drainer, integrated oven, Beaumatic ceramic hob and Electrolux extractor. Integrated dishwasher and integrated tall larder fridge. Two leaded windows to the side elevation and a door leading to:

BEDROOM 3

8'8" x 12'2" (2.65m x 3.72m)

Radiator, window overlooking the courtyard and open tread stairs to:

ATTIC SPACE

12'3" x 14'8" under eaves (3.74m x 4.48m under eaves)

Leaded window to the rear of the property and power connected.

LOUNGE

15'3" max x 18'8" (4.65m max x 5.69m)

With recessed lighting, feature tiled wall, wooden flooring and patio doors leading to:

CONSERVATORY

28'9" x 7'11" (8.78m x 2.42m)

Half block built walls with glazed panels and leaded top opening windows. Half obscure glazed door to the front garden and spot lighting.

INNER HALLWAY

With loft access and spot lighting. Doors leading to:

SHOWER ROOM

8'9" max x 6'0" (2.67m max x 1.85m)

Modern walk-in shower with obscure glazed shower screen, wall mounted waterfall shower and separate mixer shower head. Tiled surround with recessed shelving including recessed lighting. Skylight above and extractor fan. Chrome shelving unit, low level wc and a wall mounted vanity unit with a wash hand basin, tiled surround and slate shelf. Mirrored vanity cupboard above with built-in recessed lighting. Further spot lighting, heated stainless steel ladder towel rail and tiled flooring.

BEDROOM 1

11'8" x 10'9" (3.56m x 3.29m)

Window to the rear and a wall length radiator.

BEDROOM 2

10'9" x 9'10" (3.28m x 3.01m)

Radiator and leaded window to conservatory.

OUTSIDE

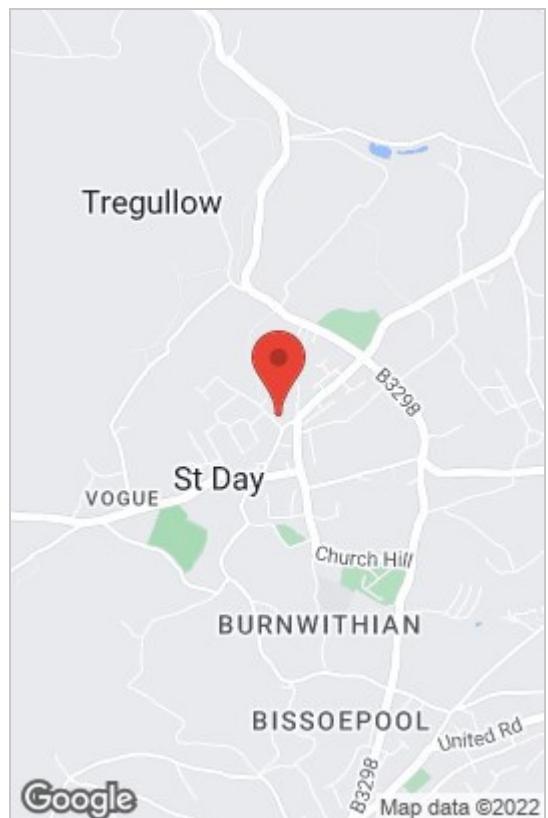
To the front there is a decorative low block built wall and the garden is mainly laid to lawn with some low maintenance trees. A further gate leads to an enclosed tiled patio area which stretches to the side of the property and leads to the driveway and GARAGE 5.64m x 2.75m (18'6 x 9') with an up and over door, power and window to the side. Step up to UTILITY ROOM 1.79m x 2.96m (5'10 x 9'8) with a range of eye level and base units and roll edge work surfaces. Door leading to a further courtyard area. The gardens are enclosed and gated.

Agent note: The Vendor has commissioned a mining report and concludes that the property is suitable for lending purposes.

DIRECTIONS

From our office in Redruth proceed up Station Hill passing the railway station on your right and continue on up into Higher Fore Street. At the junction by the Collins Arms turn right and take the left hand fork at the triangle turning left into St Day Road. At the roundabout proceed straight over and follow this road all the way through into the village of St Day. Turn left opposite the post office into Telegraph Street and take the turning left into Wheal Gorland Road where number 4 will be found on the right hand side.

Area Map



Floor Plans



Energy Efficiency Graph

