



42 Euny Close

Trevingey, Redruth, TR15 3DB

£199,950



Ideal for first time buyers or investments purposes, this modern end terraced house benefits from well presented living accommodation. There are two bedrooms with a first floor shower room, a lounge, a kitchen/diner and a useful porch to both the front and rear. The property is double glazed and this is complemented by gas heating. Externally there are well stocked gardens, a garage with an electric door and an adjoining workshop plus the added bonus of parking for several vehicles.



Coming to market chain free is this lovely example of a looked after property, both inside and out. It is well presented by the current vendor and would make an ideal first purchase and an early viewing is recommended. End of terrace and set on a good sized plot, there is parking for a number of vehicles along with a garage and adjoining workshop. The rear of this property enjoys fabulous views of Carn Brea. There is a welcoming and practical entrance porch which in turns leads into the lounge/living room. Stairs to the first floor are accessed through a separating door. An interconnecting door joins the kitchen/diner to the lounge whilst an additional door accesses the kitchen area initially. The kitchen itself is presented in a U-shaped format with a useful breakfast bar feature towards the dining area. French doors open into a rear triple aspect porch which benefits from the aforementioned views of Carn Brea. To the first floor, there are two bedrooms, the front of which has the added benefit of a built-in wardrobe whilst the rear benefits from the splendid outlook. Both bedrooms are complemented by a very well presented shower room which is aqua boarded throughout. Externally, a delightful front garden would, we are sure, enjoy a new owner with a penchant for maintaining such a well presented and pleasant space. To the side of the property, there is a gravelled driveway with parking for a number of vehicles. The rear garden is presented in a courtyard style with raised decking features and a potting shed/greenhouse. There is a single garage with an electric roller door and adjoining workshop, both of which have lighting and power. The property is double glazed throughout and it should be noted that a new gas boiler was fitted in October 2025. Location wise, there is access to a number of countryside walks and Carn Brea is within walking distance. For local amenities, Redruth town centre is within walking distance or a short drive and has both independent and chain shops, cafes, a cinema and public houses. A main line railway station gives links to London and bus services to Truro and Falmouth and is within a twenty minute walk. Further afield, Portreath Beach, on the North coast, with its access to the South West Coastal Path is within fifteen minutes drive as is Tehidy Country Park, the largest area of woodland in West Cornwall and many other local beaches and attractions are also accessible.

Upvc front door with two obscure double glazed panels opens to:

ENTRANCE PORCH

With a louvre door storage cupboard running the full width of the porch. Upvc door with a full length obscure double glazed panel opens to:

LOUNGE

12'7" x 11'2" (3.85m x 3.42m)

Upvc double glazed window overlooking the front garden and aspect. Coal effect gas fire set on a marble hearth within a wood fireplace surround. Mains smoke alarm and a wainscoted feature wood panelled wall. French doors with obscure glazed panels and obscure glazed side panels open to:

KITCHEN/DINER

15'11" x 8'9" (4.86m x 2.68m)

Fitted with a range of eye level and base level storage cupboards and drawers in a U shaped format. Single stainless steel sink and drainer below a upvc double glazed window overlooking the rear garden and aspect with far reaching views towards Carn Brea monument. The kitchen area is fully tiled with space for a tall fridge/freezer and space for a gas cooker. Roll edge worktops, space and plumbing for a washing machine. Mains smoke alarm and a radiator. The dining area has a upvc door with full length clear double glazed panels and clear double glazed full height side panels opening to:

REAR PORCH

A triple aspect with clear double glazed windows to two sides and upvc double glazed French doors with full height clear glazed panels opening to the rear patio overlooking the rear garden and aspect with far reaching views to Carn Brea monument.

FIRST FLOOR

REVERSE L SHAPED LANDING

Radiator, mains EI optical smoke alarm and a loft access hatch. Door opens to a full height shelved airing cupboard.

BEDROOM 1

12'3" x 8'4" (3.74m x 2.55m)

Two upvc double glazed windows overlooking the front garden and aspect. Radiator and a door opening to a built-in wardrobe with hanging space and shelved storage.

BEDROOM 2

8'5" x 11'2" (2.59m x 3.41m)

Radiator below a upvc double glazed window overlooking the rear garden and aspect with far reaching views to Carn Brea monument. Storage cupboard housing the Worcester boiler.

FAMILY SHOWER ROOM

6'9" x 5'4" (2.06m x 1.64m)

Low level wc with a built-in cistern and wash hand basin built into a vanity unit. The shower room is fully aqua boarded. Quadrant shower cubicle with a thermostatic shower. Upvc obscure double glazed window to the rear aspect. Extractor fan and a wall mounted towel radiator.

OUTSIDE

A gate from the pedestrian path opens to a concrete pathway leading to the front door. There is a delightful front garden which has borders of mature hedging and a variety of mature trees, plants and shrubs. There is a decorative hedging feature and a gravel pathway leads to a gravelled side driveway with expansive views to Carn Brea monument and providing parking for three/four vehicles. The rear garden is fully enclosed in a courtyard style with low maintenance slabbed area, a raised decking area and a potting shed. There is a shed/workshop with lighting and power. This is integrated with a SINGLE GARAGE 3.33m x 4.74m (10'11 x 15'7) having an electric roller door, lighting and power.

DIRECTIONS

From our office in Redruth proceed up West End and take the first turning left into Coach Lane. At the top bear right into Trevingey Road and continue down the hill taking the second right into West Trevingey. Take the next right into Euny Close and the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: A.

SERVICES

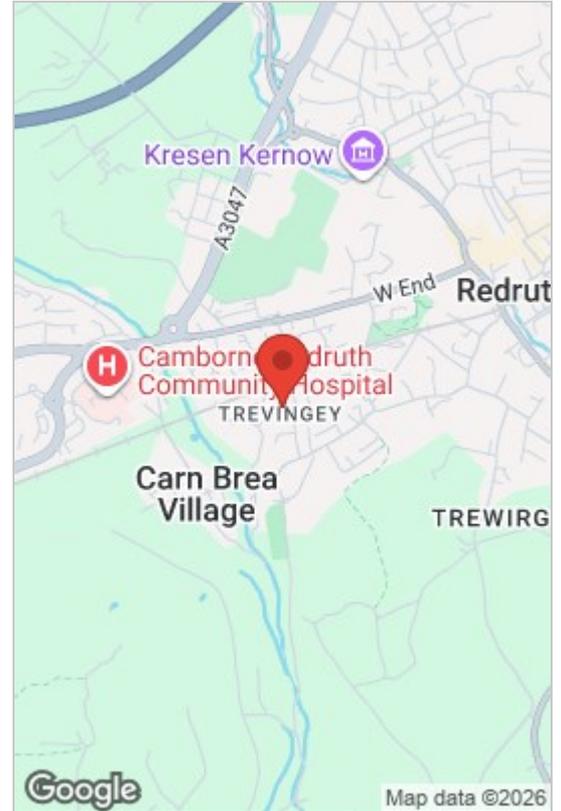
Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 15 Mbps, Superfast 55 Mbps (sourced from Ofcom).

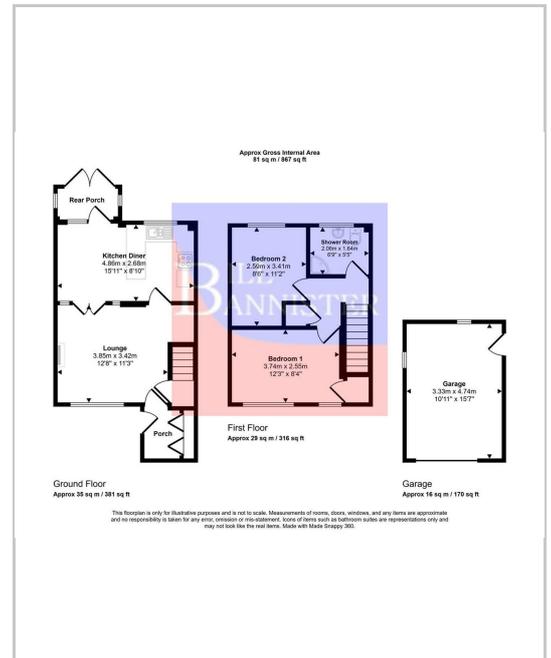
Mobile signal -

EE - Good outdoor, Three - good outdoor & variable indoor, O2 - Good outdoor & variable indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom).

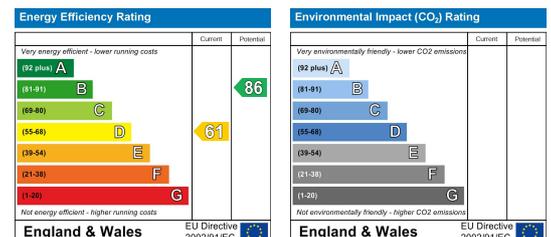
Area Map



Floor Plans



Energy Efficiency Graph



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