



22 Forth An Nance

Portreath, Redruth, TR16 4NQ

£289,950



Offered for sale with the benefit of no onward chain, this modern terraced house benefits from well presented family sized living accommodation. Being situated within only a couple of minutes walk of the lovely beach and village facilities, the property offers three bedrooms with a first floor shower room, a lounge, a fitted kitchen/diner and the bonus of a rear sun lounge. The property is double glazed and this is complemented by electric heating. Externally there are enclosed gardens to both front and rear with a garage and a parking space.



Situated in this ever popular north coastal village, this modern terraced property is offered with no onward chain. Recently the subject of some refurbishment, in our opinion it offers well presented accommodation that has much to commend it. There is a front entrance porch leading to a lounge focusing on a fire surround and hearth with an inset propane gas fire. The kitchen/diner is fitted with plenty of storage cupboards and has a fitted oven, hob and hood. A door leads to a rear sun room with external access. To the first floor there are three bedrooms with one bedroom having sea glimpses. Two of the bedrooms have fitted wardrobes and all have an electric radiator. There is also a family shower room. The property has double glazing with small pane effect windows and there are modern wall mounted electric panel heaters. Externally there is an enclosed paved front garden and to the rear there is an area of lawn leading to a garage and an extra parking space. Portreath village offers a lovely sandy beach and the area is known for its surfing qualities. There are shopping facilities, public houses and bus services. Access is also given to the north coast footpath.

ENTRANCE PORCH

5'3" x 7'8" (1.61m x 2.34m)

Upvc door with coloured glass inserts. Built-in cupboard housing some electrics and a separate wall mounted consumer unit.

LOUNGE

15'10" x 14'6" (4.84m x 4.43m)

Having a small bow window where you can sit and watch the world go by. Open joist ceiling and stairs to the first floor with two understairs cupboards. Focal point fire surround and hearth with an inset LPG gas fire. Electric radiator.

KITCHEN/DINER

16'1" x 10'2" (4.92m x 3.10m)

Fitted with a one and a half bowl stainless steel sink unit with a mixer tap and having working surfaces with splash backs. Base level cupboards and drawers with space for white goods. Fitted oven, hob and cooker hood with matching eye level units and a separate tall cupboard. Electric radiator and sliding doors to:

SUN LOUNGE

9'4" x 5'6" (2.87m x 1.69m)

With an external door to the rear.

FIRST FLOOR

BEDROOM 1

9'9" x 11'10" (2.98m x 3.62m)

With a fitted wardrobe and an electric radiator.

BEDROOM 2

9'5" x 10'9" (2.88m x 3.30m)

Rear facing with sea glimpses. Electric radiator and a wardrobe.

BEDROOM 3

5'11" x 9'0" (1.82m x 2.75m)

Electric radiator.

LANDING

Loft access.

SHOWER ROOM

7'9" x 5'4" (2.38m x 1.64m)

Corner shower cubicle with a Mira electric shower and a curved sliding screen. Enclosed wash hand basin and a wc. Medicine cabinet and a fan heater. One wall is tiled and one has Respatex wipe clean covering.

OUTSIDE

To the front there is an enclosed paved garden with a central pedestrian gate. This is a very neat area which will need little maintenance. To the rear is an enclosed lawned garden with a pathway leading to a pedestrian gate and then to a GARAGE 2.54m x 4.83m (8'4 x 15'10) with a new up and over door. There is also an extra parking space.

DIRECTIONS

From our office proceed along Chapel Street and down to the roundabout at Tesco. Continue straight over, under the bridge and follow this road all the way through to the village of Portreath. Pass the school on the left hand side, follow the road round to the left and through the right hand bend where the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICES

Mains drainage, mains water, mains electricity, electric heating & LPG gas fire.

Broadband highest available download speeds - Standard 8 Mbps, Superfast 80 Mbps (sourced from Ofcom).

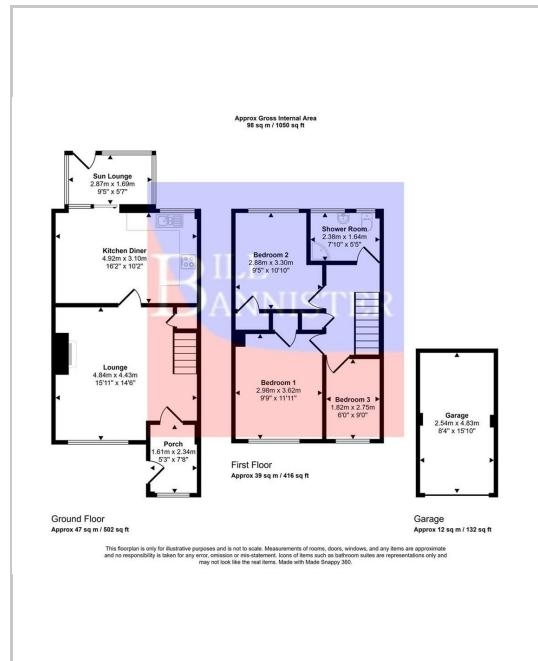
Mobile signal -

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

Area Map



Floor Plans



Energy Efficiency Graph

