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Sales & Lettings



Llawnoc Chapel Terrace

Carharrack, Redruth, TR16 5RR

£275,000



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We are delighted to bring to market this versatile link detached three bed roomed bungalow, set in a very quiet location in the village of Carharrack and offered for sale with no onward chain. In need of some modernisation, this home is very private and thanks to its elevated aspect, has delightful far reaching views to the rear. Offering family sized accommodation within a single level entry yet at the same time, being considerably adaptable to the needs of the owner given there is an additional room accessed through the rear garden. On entry, the front door opens into a generously sized entrance porch and onto an equally good sized reverse L-shaped hallway that links the internal accommodation. The lounge/living room/diner has a recessed open fire set on a slate hearth and full height glazed patio doors that open out onto an elevated pathway leading down to the rear garden. There is open access to the kitchen which is in a staggered galley format and in turn, access is given to the rear conservatory. Being triple aspect, the conservatory benefits from the elevated position and enjoys splendid views over the village and over open countryside to the North East. Descending steps lead to the rear garden. Returning to the kitchen, the third bedroom is accessed via a sliding door. This room offers options as it could be used for the third bedroom or re-purposed to a dining room if so required given its proximity to the kitchen. Bedroom 1 and bedroom 2 are of a good size and sited at the front of the property, either side of the central hallway. All bedrooms are complemented by a family shower room with a corner quadrant shower enclosure.

Externally, to the front, there is open access to a block paved driveway with parking for one vehicle, leading to a single garage with an up and over electric door, lighting, power and a water supply. A block paved pathway meets a laid to shingle area with walled borders of mature bushes, hedging and trees along with gated access to the rear. The low maintenance rear garden can be quite a suntrap and is accessed from both the lounge/living room and the conservatory. Block paved and laid to shingle, there is a semi circular pond below the elevated pathway from the lounge/living room. Steps up lead to a slabbed frontage and the additional room which has been used as a guest bedroom but could also be re-purposed to a home office, hobby or craft room. The garden has a large pent shed with lighting and power and a block paved pathway links to the front of the property.

Carharrack offers a variety of local amenities including a convenience store and a Chinese takeaway, both within a short walking distance as is the local sports and social club. The local village hall, which we understand holds regular local events, and Carharrack Park, are both within walking distance or via a short drive. Redruth, which has a variety of retail shops, cafes, public houses and a cinema, can be reached in less

than ten minutes by car. There is also a main line railway station in the town offering services to London along with many other destinations. Furthermore, Carharrack is equidistant to both Falmouth and Truro and there are also nearby coastlines and beaches within easy reach.

Upvc lattice framed clear double glazed front door with clear double glazed lattice side panels and lattice clear double glazed high panel over opens to:

ENTRANCE PORCH

Casement obscure glazed internal front door with two obscure glazed side panels opens to:

HALLWAY

A generous reverse L shaped hallway with a Heatstore night storage heater and a loft access hatch. Door opens to a full height shelved storage cupboard.

LOUNGE/DINER

10'10" x 16'10" (3.31m x 5.15m)

Heatstore night storage heater. Recessed open fire set on a slate hearth with a slate fireplace surround. Sliding upvc double glazed patio doors open out to a rear raised pathway.

BEDROOM 1

12'6" x 9'8" (3.83m x 2.96m)

Lattice framed upvc double glazed window overlooking the front garden and aspect.

BEDROOM 2

10'9" x 8'7" (3.29m x 2.63m)

Lattice framed upvc double glazed window overlooking the front garden and aspect. Gabarron night storage heater.

SHOWER ROOM

6'7" x 6'9" (2.02m x 2.06m)

Partially tiled with a low level wc and a wash hand basin built into a vanity unit with adjacent open access storage. Corner quadrant shower cubicle with a Mira Jump electric shower. Upvc obscure double glazed window to the side aspect.

KITCHEN

6'11" x 12'7" (2.13m x 3.86m)

A staggered galley style format. Concertina doors open into a full height storage cupboard housing a hot water cylinder with slatted shelved storage above and to the side. Range of eye level storage cupboards and base level storage cupboards and drawers with roll edge worktops and mosaic tiled splash backs. Space for a tall fridge/freezer plus space and plumbing for a slimline dishwasher. Space for a free standing electric

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cooker. Single stainless steel sink and drainer below a single glazed window looking into the conservatory and overlooking the rear garden with far reaching views over open countryside towards the north east. Upvc double glazed three quarter panel glazed door opens to:

CONSERVATORY

17'9" x 7'10" (5.43m x 2.39m)

French doors and steps to the rear garden. Space and plumbing for a washing machine. Creda night storage heater.

BEDROOM 3/DINING ROOM

9'3" x 8'5" (2.84m x 2.59m)

Dual aspect room with a single glazed window looking into the conservatory overlooking the rear garden with far reaching views over open countryside to the north east. Half wood panelling and a upvc double glazed window overlooking the side patio and aspect. Gabarron night storage heater.

OUTSIDE

To the front open access leads to a block paved driveway leading to a SINGLE GARAGE 2.29m x 4.91m (7'6" x 16'1") with an electric up and over door, lighting, power and a water supply. A gated access leads to a block paved pathway leading to the front door and beyond to a gate accessing the rear of the property. The front garden is fully enclosed and primarily laid to shingle with walled borders of mature bushes, hedging, trees and plants. The rear garden can be accessed from the conservatory or sliding French doors from the lounge which lead to a pathway which is fenced edging above the pond leading to the rear garden. The garden is low maintenance with steps up to the slabbed frontage of an annexe room which has been used as a GUEST BEDROOM 2.22m x 3.08m (7'3" x 10'1") with sliding aluminium double glazed patio doors. There is a raised pond and a block paved patio with a laid to shingle area with walled borders of mature hedging. There is a LARGE INSULATED SHED 4.06m x 1.69m (13'4" x 5'7"), an internal tap and a gravelled border with a fenced top block wall border.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth through Lanner Village and turn left at the crossroads by the Coppice Inn towards Carharrack. Follow this road all the way through Trevarth and turn left at the T junction into Carharrack Village. Take the turning left before the shop into Chapel Terrace, passing the chapel on the left and the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

SERVICES

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

Broadband highest available download speeds - Standard 11 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal -

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



Road Map



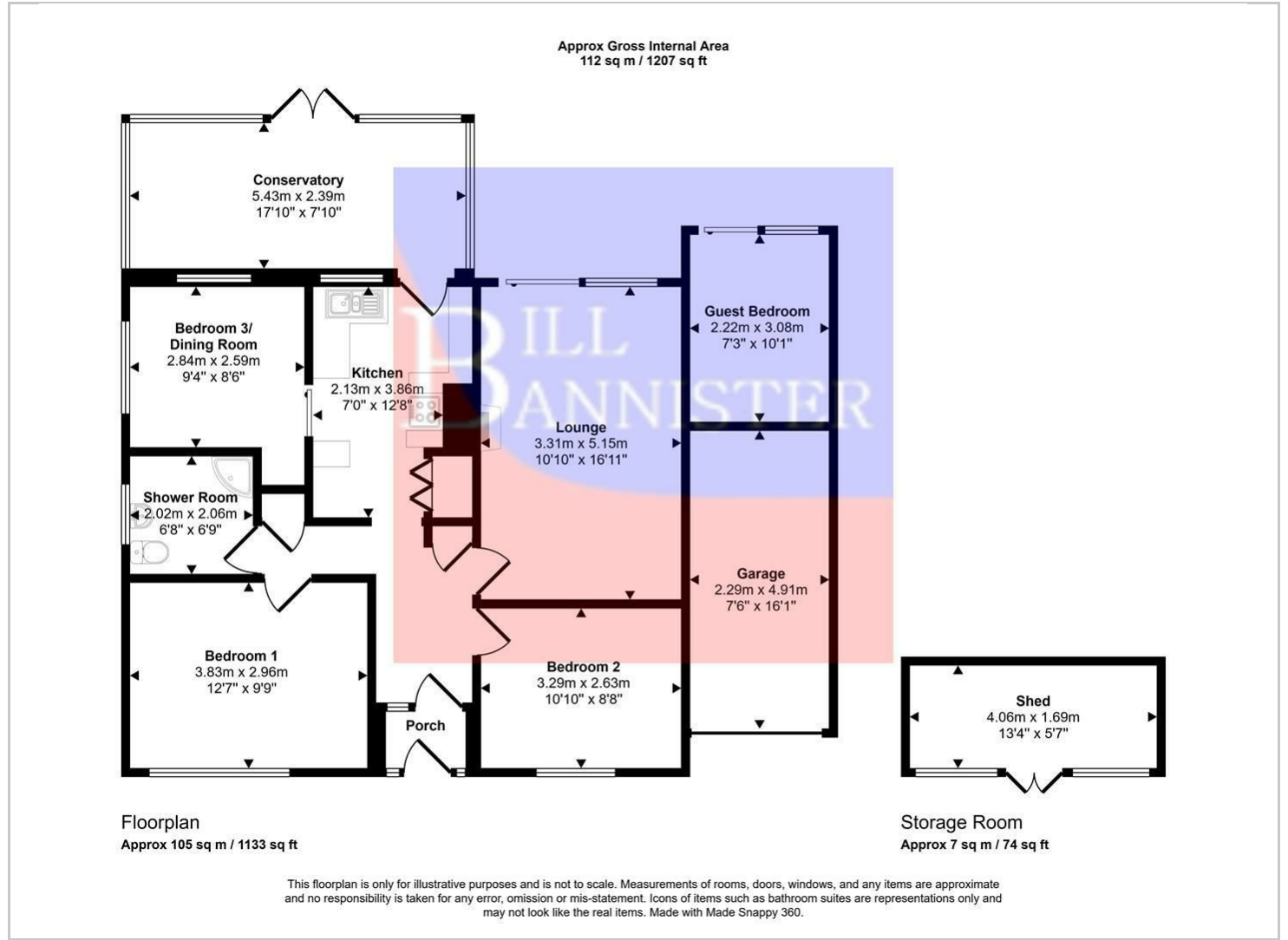
Hybrid Map



Terrain Map



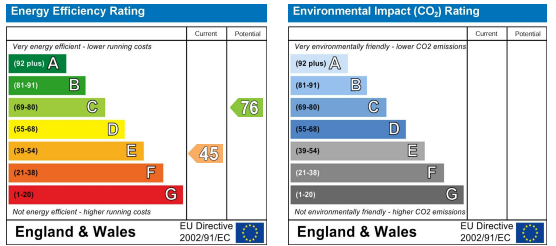
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.