

66 West End · Redruth · Cornwall · TR15 2SQ

t: 01209 210333

e: bill@billbannister.co.uk · www.billbannister.co.uk

BILL BANNISTER

Sales & Lettings



32 Gwel Kann

Park Bottom, Redruth, TR15 3FN

£224,950



Situated in a popular residential area and ideal for first time buyers, this lovely modern semi detached house benefits from two bedrooms, a lounge/diner with patio doors, a fitted kitchen, a first floor bathroom and the bonus of a ground floor cloakroom. The property is double glazed and this is complemented by gas heating. Externally there is a well enclosed rear garden and allocated parking for two vehicles.



We are very pleased to bring to market this modern yet deceptively spacious semi detached two bedroomed home which would make an ideal first property purchase. Built in 2021 and situated within a quiet estate with allocated parking, the house is within easy reach of local amenities and schools. On entry you will find yourself in a generously sized hallway with stairs leading to the first floor. There is a good sized and most convenient downstairs WC. The kitchen is modern with a number of integrated appliances and space available for other white goods and also features under cabinet lighting. The lounge/living room/diner enjoys an outlook over the south west facing garden with patio doors allowing access. To the first floor, there are two bedrooms complemented by a generous family bathroom. Another plus point is the amount of storage on offer, with two good sized cupboards on the landing complemented by a large understairs storage room on the ground floor. Externally, there is a low maintenance front garden behind a slate wall, with a block paved pathway accessing the rear garden. There is an outside storage cupboard for rubbish and recycling. The rear garden itself is low maintenance and south west facing so it will enjoy plenty of sunshine in the spring and summer seasons in particular. The house also comes with two allocated parking spaces, accessed from the rear garden. In terms of location, in the immediate area there is a park within walking distance as are other local amenities. A number of schools are also within close proximity. Redruth and Camborne town centres, both with mainline railway stations, are equidistant. Further afield, the property is located close to the largest area of woodland in West Cornwall, with access to Tehidy Country Park and golf course in under ten minutes by car and the location is also within close proximity to many North Cornwall coastal towns including Portreath, with its access to the South West Coastal Path, which can be reached in around seven minutes by car.

Upvc front door with four obscure double glazed panels leads to:

ENTRANCE HALLWAY

Stairs to the first floor, mains smoke alarm and a radiator. Door to:

WC

Low level wc with a built-in cistern below a upvc obscure double glazed window to the side aspect. Wash hand basin built into a vanity unit with a touch light-up mirror above. Radiator and an extractor fan.

KITCHEN

9'8" x 8'8" (2.96m x 2.66m)

Fitted with a range of eye level and base level storage cupboards and drawers with straight edge work surfaces and matching upstands. One and a half bowl composite sink and drainer below a upvc double glazed window to the front aspect overlooking the front garden. Built-in AEG dishwasher plus space and plumbing for a washing machine. Integrated Lamona gas hob with an oven and grill below plus an extractor hood over. Worcester boiler and space for a tall fridge/freezer. Radiator and under cabinet lighting to the eye level cupboards. Extractor fan.

LOUNGE/DINER

14'2" x 13'10" (4.33m x 4.23m)

With a radiator and a second radiator below a upvc double glazed window overlooking the rear garden and aspect. Upvc patio doors open to the rear block paved patio. Door to an understairs storage cupboard.

FIRST FLOOR

LANDING

Loft access hatch and a door opens to a full height storage cupboard with slatted shelving. Door opens to a further overstairs storage cupboard with slatted shelving and a light.

BEDROOM 1

14'4" x 10'2" (4.39m x 3.12m)

Upvc double glazed window overlooking the rear garden and aspect. Radiator.

BEDROOM 2

14'6" x 9'1" (4.44m x 2.79m)

Two upvc double glazed windows overlooking the front garden and aspect. Radiator.

FAMILY BATHROOM

4'8" x 7'2" (1.43m x 2.20m)

Low level wc and a built-in cistern. Wash hand basin in a vanity unit with a touch light-up mirror above. Radiator. Bath with a hinged glass shower screen, shower mixer tap over and a tiled splash back. Upvc obscure double glazed window to the side aspect. Extractor fan and a wall mounted mirrored medicine cabinet.

OUTSIDE

The front garden has a block paved pathway leading to the front door under a canopy with a light. The pathway splits two gravelled areas and there is a slate wall to the front. The pathway gives access to the rear garden which is fully enclosed and low maintenance with a block paved area and a laid to lawn area. There is a rear gate access and a garden shed. External light.

DIRECTIONS

From our office in Redruth take the main road towards Camborne turning right opposite Taylors Tyres into Chariot Road. Continue along here, over the A30 into Broad Lane and take the next turning left into Spar Lane. Proceed to the T junction, turn left into Trevelyan Road and then second left into Gwel Kann. Bear round to the left and the property will be found on the right hand side.

AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: B.

SERVICE CHARGE: £182.87 per annum.

SERVICES

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

Broadband highest available download speeds - Standard 3 Mbps, Superfast 80 Mbps (sourced from Ofcom).

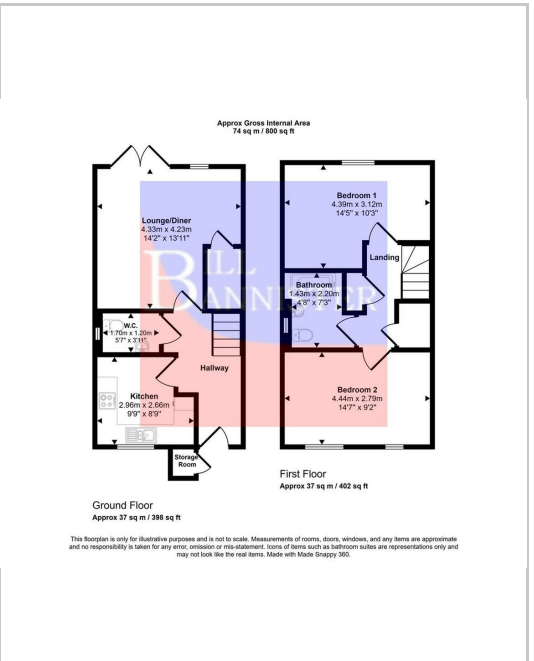
Mobile signal -

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

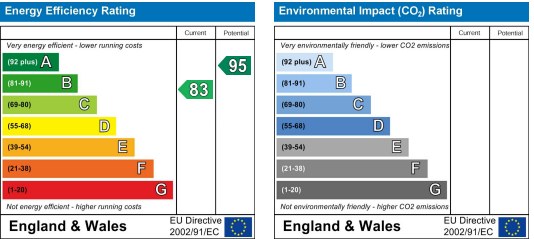
Area Map



Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.