



3 Penhallick Row

Carn Brea, Redruth, TR15 3YL

£169,500



Situated in a popular location close to amenities, this lovely terraced cottage benefits from two bedrooms, a lounge with a wood burner, a kitchen and bathroom. The property is double glazed and this is complemented by air source heating and the bonus of owned solar panels. Externally there is parking to the front for one vehicle and a lovely well enclosed rear garden.



This is a traditional cottage home set back from the road and having a parking area to the front. Well presented accommodation is on offer together with solar panels and an air source heat pump. There is a traditional lounge having a wood burner with a slate hearth. The kitchen has a good range of units and space for white goods. There are two bedrooms to the first floor with the master bedroom having a dual aspect and plenty of storage. Externally there is a well enclosed rear garden. Access is given to out of town multiples, open countryside and for the traveller the A30 is within two miles.

Obscure glazed upvc door leading to:

HALLWAY

Stairs to the first floor and door to:

LOUNGE

10'5" x 12'6" (3.19m x 3.83m)

Recesses and a slate hearth with an inset wood burner. Understairs alcove with storage shelves and a cupboard. Open joist ceiling and a radiator.

INNER HALLWAY

Opening to:

KITCHEN

9'0" x 8'0" (2.75m x 2.44m)

A range of base and eye level units plus a tall cupboard. Electric cooker with a hood above plus space and plumbing for a washing machine. Stainless steel sink unit with splash backs, Radiator and an obscure glazed door to the rear.

BATHROOM

5'1" x 5'8" (1.55m x 1.73m)

Panelled bath with a mixer above, a tiled splash back and an inset storage alcove. Vanity sink unit with storage and a low level wc. Heated towel rail, extractor and an obscure glazed window.

FIRST FLOOR

BEDROOM 1

11'1" x 12'7" (3.40m x 3.86m)

Two double glazed windows with a dual aspect. Built-in storage with hanging space and shelf. Cupboard housing the boiler. Radiator.

BEDROOM 2

8'7" x 6'10" (2.63m x 2.10m)

Double glazed window to the front elevation and a radiator.

LANDING

With loft access.

OUTSIDE

To the front there is parking for one vehicle. To the rear there is a well enclosed garden being quite private and having views. There is a small patio/seating area and steps to a raised lawn with borders and shrubs. There is a useful BLOCK BUILT STORAGE SHED/HOBBIES ROOM.

DIRECTIONS

From our office in Redruth take the main road towards Camborne over Blowinghouse roundabout and turn left just before the traffic lights towards Barncoose Hospital. Follow the road to the next roundabout and take the first left exit. At the traffic lights turn left over the bridge and follow the road around to the left and then there is a right hand bend where the property will then be found on the right hand side.

AGENTS NOTE

TENURE; Freehold.

COUNCIL TAX BAND: A.

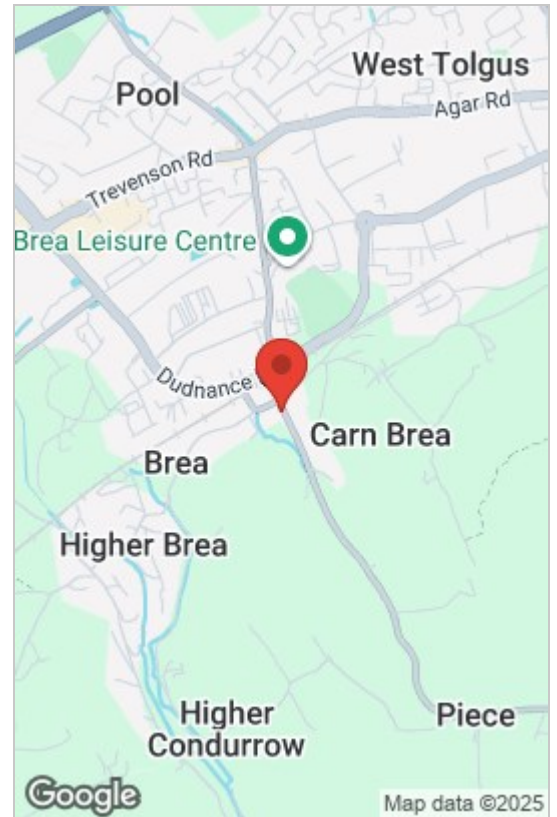
SERVICES

Mains drainage, mains water, mains electricity, air source heating, wood burner & owned solar panels.

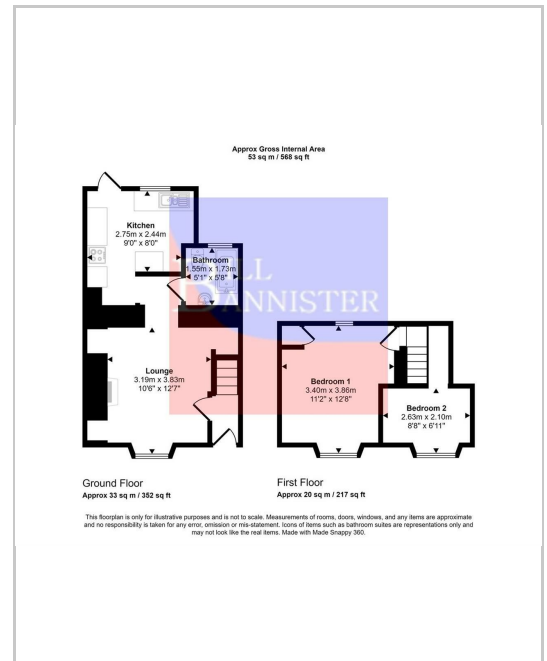
Broadband highest available download speeds - Standard 3 Mbps, Superfast 73 Mbps, Ultrafast 1800 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Likely (sourced from Ofcom).

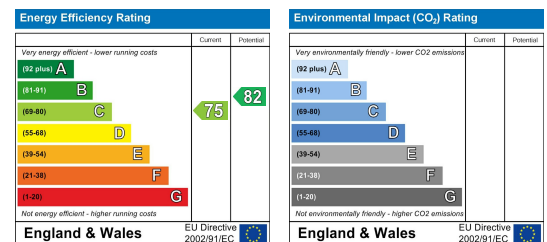
Area Map



Floor Plans



Energy Efficiency Graph



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