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Sales & Lettings



## 9 Gilly Fields

Redruth, TR15 2TF

**£259,950**



Offered for sale with no onward chain, this recently renovated detached bungalow is situated in a popular area of the town. The property benefits from two bedrooms, a good sized dual aspect lounge, a fitted kitchen/diner and a shower room. It is double glazed and this is complemented by electric heaters. Externally there is a lawned front garden, a well enclosed low maintenance rear garden, a garage and driveway parking.



Set in a pleasant cul-de-sac, we are very pleased to offer for sale this tastefully renovated two bedroom bungalow which is situated in a sought after area within walking distance of Redruth town centre which offers many local amenities together with a mainline railway station and local bus services. The substantial dual aspect lounge is complemented by a kitchen/diner with a breakfast bar. An L shaped hallway leads to two bedrooms and a shower room. Externally there is a driveway down to a single garage and the pleasant elevated front garden is mainly laid to lawn with well defined borders. The rear garden is predominantly paved, offering a modern low maintenance outdoor space making it ideal for both relaxation and entertainment.

Obscure double glazed upvc front door leading to:

#### L SHAPED HALLWAY

Airing cupboard with slatted shelving. Loft access hatch. Door to:

#### LOUNGE

11'6" x 22'0" (3.52m x 6.71m)

A good sized dual aspect room with a double glazed window overlooking the front garden and driveway plus a upvc double glazed window overlooking the rear garden and aspect. Focal point electric fire with a wooden shelf above. Two electric wall mounted heaters. Door leading to:

#### KITCHEN/DINER

#### KITCHEN AREA

7'9" x 9'6" (2.37m x 2.92m)

Fitted with a range of eye level and base level storage cupboards and drawers with roll edge work surfaces. Built-in Beko oven and grill, a built-in CDA fridge and a built-in CDA freezer. Built-in Creda electric hob with an extractor over. One and a half bowl stainless steel sink and drainer with a tiled splash back. Breakfast bar.

#### DINING AREA

9'7" x 6'6" (2.93m x 2.00m)

Upvc double glazed window overlooking the rear garden and aspect. Two side upvc double glazed windows and a upvc obscure double glazed door leading to the rear garden.

#### BEDROOM 1

11'8" x 11'8" (3.56m x 3.56m)

Wall mounted electric heater and a upvc double glazed window overlooking the rear garden and aspect.

#### BEDROOM 2

8'2" x 9'6" (2.51m x 2.90m)

Wall mounted electric heater and a upvc double glazed window overlooking the front garden.

#### SHOWER ROOM

5'10" x 6'2" (1.79m x 1.90m)

Fully tiled with a curved corner shower cubicle having a Mira Sport electric shower and grab handles. Wash hand basin with a mirrored medicine cabinet above and shelving to the sides. Low level wc and an obscure upvc double glazed window towards the front aspect.

#### OUTSIDE

To the front a sloping driveway leads down to a SINGLE GARAGE 2.58m x 5.08m (8'6 x 16'8) of breeze block construction with an up and over door, lighting, power and a small work bench. From the driveway a pathway leads across the front of the property giving access to the front door and access to the rear. There is an elevated front garden being mainly laid to lawn with a border of mature shrubs, plants and trees. It is walled to the front and fenced to one side. To the rear a step down from the kitchen door leads to a primarily slabbed rear garden with borders of mature shrubs and plants plus a rectangular feature. Side pathways to each side lead to the front. The rear garden is fenced at the back with hedging to both sides. Garden shed.

#### DIRECTIONS

From our office in Redruth proceed along Penryn Street and under the viaduct into Falmouth Road. Pass Trewirgie School on your right and take the second turning right into Gilly Hill. At the top bear right into Westborne Heights and then right again into Gilly Fields where the property will be found at the bottom facing you.

#### AGENTS NOTE

TENURE: Freehold.

COUNCIL TAX BAND: C.

There is Japanese Knotweed outside the boundary of the property. A treatment plan is in place.

#### SERVICES

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

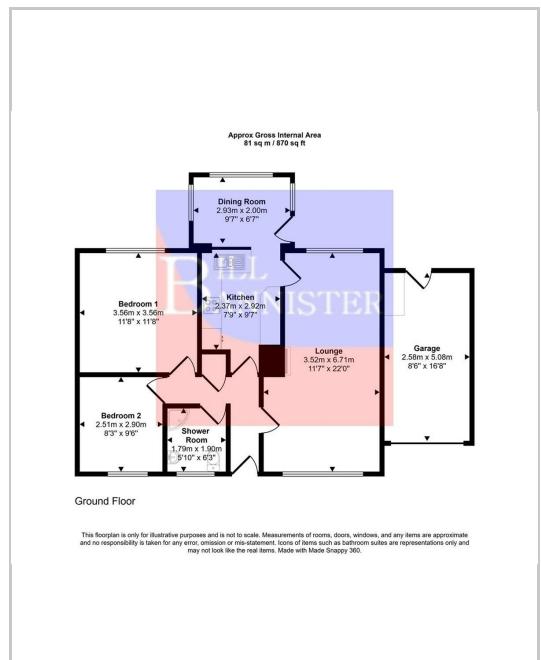
Broadband highest available download speeds - Standard 18 Mbps, Superfast 80 Mbps, Ultrafast, 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE None, Three Limited, O2 Likely, Vodafone Limited (sourced from Ofcom).

## Area Map



## Floor Plans



## Energy Efficiency Graph

