



19 PRAS GWEL AN KARN

PROBUS
TR2 4HR

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS, AUCTIONEERS

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MODERN SEMI DETACHED HOUSE IN DESIRABLE
LOCATION

A beautifully presented three-bedroom semi-detached family home, ideally situated in the sought-after village of Probus.

Maintained to an exceptional standard throughout, this modern home, completed in 2022 is ready for immediate occupation and offers stylish, move-in-ready accommodation.

GUIDE PRICE £299,950

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



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GENERAL COMMENTS

Located on the desirable Pras Gwel An Karn development, this attractive three-bedroom semi-detached home provides a fantastic opportunity for families or professionals seeking a peaceful yet well-connected Cornish village setting.

Upon entering, you're welcomed by a bright entrance hall with stairs to the first floor and access to a convenient downstairs WC. To the front of the property is a spacious lounge, perfect for relaxing or entertaining. At the rear, the stylish kitchen/diner is fitted with modern appliances and features patio doors opening onto the private rear garden, blending indoor and outdoor living seamlessly.

Upstairs, the property offers three bedrooms, a contemporary family bathroom, and loft access for additional storage.

Externally, the front of the property benefits from two allocated parking spaces. The rear garden is fully enclosed and designed for ease of maintenance, with a smart patio area ideal for outdoor dining, and a level lawned section perfect for families or pets.

Early viewing is highly recommended to appreciate the quality and location of this exceptional home.

PROBUS

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including Parish Church, public house, primary school, farm shop, general stores with post office, village hall, Chinese takeaway and even a fish and chip shop. A very regular bus service connects to both St. Austell and Truro and here there are a wider range of facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

In greater detail the accommodation comprises (all measurements are approximate):



ENTRANCE HALL

Large entrance hallway laid to carpet with door on the left hand side leading to cloakroom housing WC and basin. Second door leading to lounge. Stairs ascending to the first floor. Single ceiling mounted light.

CLOAK ROOM

W.C. and hand wash basin. Small wall mounted radiator. Frosted window to the front aspect.

LOUNGE

4.64 x 3.59 (15'2" x 11'9")

A light well proportioned room with double glazed uPVC window to the front aspect. Single wall mounted radiator. Access to under-stairs storage. Carpeted flooring, skirting and single ceiling mounted light. Door leading to;

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KITCHEN/DINING ROOM

4.51 x 2.66 (14'9" x 8'8")

Fantastic bright space perfect for family entertaining. A range of eye and base level kitchen units with built in oven, gas hob and stainless steel extractor fan above. Inset metal sink and drainer with stainless steel mixer tap. Plumbing for both dishwasher and washing machine in addition to space for a large fridge/freezer. Double glazed uPVC window with views over the rear garden. Double glazed uPVC French Doors leading to the rear garden makes the most of indoor-outdoor living. Single wall mounted radiator.

FIRST FLOOR

BEDROOM 1

4.5 x 2.41 (14'9" x 7'10")

Large double bedroom with two double glazed uPVC windows to the front aspect. Single wall mounted radiator, carpeted flooring and skirtings.

BEDROOM 2

3 x 2.53 (9'10" x 8'3")

Double bedroom with uPVC window over the rear aspect of the house. Single wall mounted radiator. Carpeted flooring and single ceiling mounted light.

BEDROOM 3

2.66 x 1.82 (8'8" x 5'11")

Single bedroom currently used as a temporary spare room/office space. Single uPVC window to the rear, single wall mounted radiator. Carpeted flooring.

BATHROOM

2.55 x 1.77 (8'4" x 5'9")

Modern white bathroom suite with grey tiled surround. WC, basin and bath with overhead shower and shower screen. Stainless steel wall mounted towel rail. Frosted window to the side aspect.

OUTSIDE

The garden is a mix of patio with a gravel border housing a timber storage shed and level lawn. A blank canvas ready for a keen gardener, or ideal for those who prefer a low maintenance garden.

SERVICES

Mains water, gas, electricity and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

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COUNCIL TAX

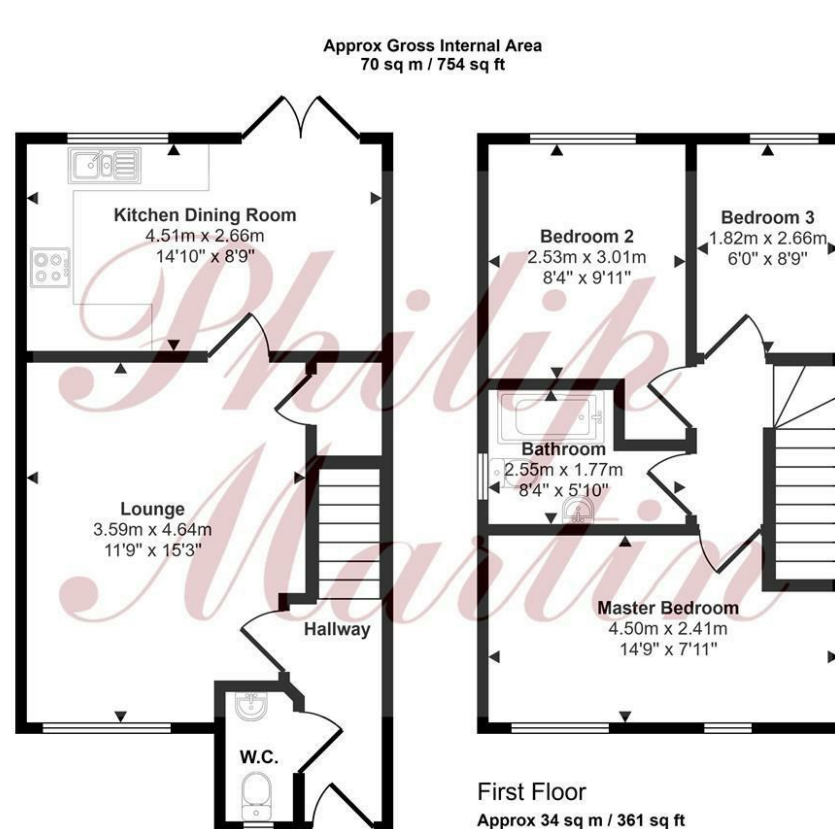
Band C.

TENURE

Freehold

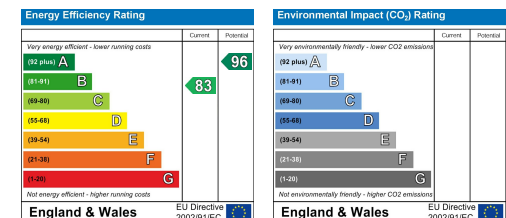
DIRECTIONS

The property is located on the modern development just off Tregony Road at the top of the village. Turn into Rosva Wenton and proceed along with road going passed the open green space on the left hand side. Upon entering Pras Park An Karn proceed to the right and No. 19 can be located on the left.



Ground Floor
Approx 36 sq m / 393 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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