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**Treganoon Road,
Mount Ambrose, Redruth**

**£280,000
Freehold**





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Property Introduction

This detached bungalow which is presented in excellent decorative order is being offered for sale for the first time in thirty years and benefits from being chain free. There are two bedrooms, a dual aspect lounge/dining room which gives access to a conservatory, fitted kitchen and remodelled shower room.

Fully double glazed the bungalow is warmed by a gas fired combination boiler supplying radiators. To the outside there is a lawned garden with specimen shrubs to the front with a driveway situated to the side which leads to the attached garage and gives additional parking if required. To the rear the garden is enclosed, designed to be easy to maintain being largely laid to patio. There is a detached block built workshop which would also suit someone looking to work from home which has both power and light connected. Requiring closer inspection to be fully appreciated, viewing our interactive virtual tour is strongly recommended prior to arranging a viewing.

Location

The bungalow is conveniently located on the north side of the town and gives good access to both the town centre and the A30 trunk road. Cornwall's main town and administrative centre, Truro is within commuting distance.

Redruth offers a mainline Railway Station with direct links to London Paddington and the north of the country, there is a mix of local and national shopping outlets and schooling is available for all ages. Falmouth, Cornwall's university town on the south coast is within eleven miles and the Portreath on the north coast, which is noted for its sandy beach and active harbour, will be found within five.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE PORCH

Enjoying a triple aspect with uPVC double glazed windows and a ceramic tiled floor. uPVC double glazed door to:-

HALLWAY

L-shaped with a radiator, coved ceiling and access to loft space. Vertical panelled oak doors open off to:-

LOUNGE/DINING ROOM 21' 9" x 7' 9" (6.62m x 2.36m) maximum measurements (narrowing width in dining area)

A dual aspect room with uPVC double glazed window to the front and uPVC double glazed French doors opening to the conservatory. There is a 'Smeg' wall mounted gas focal point fire, two radiators and inset low voltage spotighting. Vertical panelled oak door opening to:-

KITCHEN 11' 2" x 6' 11" (3.40m x 2.11m) maximum measurements

uPVC double glazed stable door to conservatory and uPVC double glazed window to rear. The kitchen is fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine and dishwasher, cooker point and wall mounted 'Gloworm' combination gas boiler. Extensive ceramic tiled splashbacks, ceramic tiled floor and radiator. Recessed shelved cupboard.

CONSERVATORY 11' 6" x 8' 7" (3.50m x 2.61m)

Enjoying a triple aspect with uPVC double glazed windows set on dwarf walling and with a ceramic tiled floor. Radiator. Double glazed patio door to rear garden.

Returning to hallway, doors off to:-

BEDROOM ONE 9' 10" x 9' 9" (2.99m x 2.97m)

uPVC double glazed window to front. Radiator and coved ceiling.

BEDROOM TWO 8' 3" x 7' 6" (2.51m x 2.28m)

uPVC double glazed window to the rear. Recessed two sliding door wardrobe, radiator and coved ceiling.

SHOWER ROOM

uPVC double glazed window to rear. Remodelled with a contemporary style suite consisting of a vanity wash hand basin, close coupled WC and oversize corner shower enclosure with 'Mira' electric shower and vanity mirror with spotighting over wash hand basin. Full ceramic tiling to walls and ceramic tiled floor. Radiator and coved ceiling.

OUTSIDE FRONT

To the front of the property the garden is open plan, laid largely to lawn with specimen shrubs. External power supply. Adjacent to the garden and leading to the attached garage there is a driveway which gives parking for two vehicles if required.

GARAGE 16' 3" x 8' 7" (4.95m x 2.61m)

Up and over door to the front and a uPVC courtesy door to the rear. Power and light connected.

REAR GARDEN

The rear garden is enclosed and offers a high level of privacy, designed to be easy to maintain, there are a range of paved patios with a raised bed which features camellias and shrubs. Pedestrian access leads to the side and there is an external water supply.

WORKSHOP/OFFICE 15' 2" x 12' 9" (4.62m x 3.88m)

Situated in the rear garden, of block construction with power and light connected. This room would be ideal as a workshop or if required to be used by someone wishing to work from home.

SERVICES

The property benefits from mains electricity, mains metered water, mains drainage and mains gas.

AGENT'S NOTE

The property is band C for Council Tax purposes.

DIRECTIONS

From Avers roundabout take the A3047 east, at the first roundabout take the first exit and after passing a public house on your right hand side, take the second turning right into Cardrew Way. Turn left into Treganoon Road and following through Treganoon Road the bungalow will be identified on the right hand side at the bottom of the cul-de-sac. If using What3words:- insiders.duties.them



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	88
(81-91)		B	69
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached bungalow in cul-des-sac
- Chain free sale
- Two bedrooms
- Lounge/dining room
- Fitted kitchen
- Conservatory
- Remodelled shower room
- uPVC double glazing and gas central heating
- Detached workshop/office to rear
- Gardens, garage and parking

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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sales@mapestateagents.com

Gateway Business Park, Barcoose
Cornwall TR15 3RQ

www.mapestateagents.com