



## 19 Gweal Darras, Mabe Burnthouse, Penryn, TR10 9HQ

Guide Price £230,000

A contemporary, stylishly appointed and well modernised, 2 double bedroom semi-detached home, occupying a particularly private and sizable plot, located within a few minutes walk of the village centre, providing a convenient local shop, transport links via bus to nearby towns of Penryn and Falmouth, together with appealing rear garden, fully fitted kitchen and gas central heating. Viewing highly recommended!

### Key Features

- Semi-detached
- Stylishly appointed
- Large rear garden
- Close to amenities
- Village home
- 2 double bedrooms
- No occupancy restrictions
- EPC rating C



## THE ACCOMMODATION COMPRISSES

A timber garden gate opens to pathway with covered entranceway, exterior courtesy light, and part-glazed uPVC entrance door leading into the:-

### RECEPTION

Stairs rising to first floor level. Stripped timber door to kitchen, further door to living room. Radiator, ceiling light.

### KITCHEN

Superbly appointed and recently modernised, featuring an array of cream units set both above and below a wood-effect roll top worksurface, together with inset composite sink with drainer and mixer tap. Appliances to include Hotpoint electric oven and matching grill over, four ring induction hob with contemporary extractor, built-in Indesit dishwasher. Deep recess providing space for tall fridge/freezer. Wood-effect flooring, radiator, bright double aspect with uPVC double glazed window providing a pleasant outlook over the lawned and enclosed rear garden, together with small side window overlooking the decking. Ceiling spotlights, electrical consumer unit, electric meter. Stripped timber door and step down, leading into the:-

### DINING AREA/UTILITY

Timber clad walls, double glazed window, part-obscuré glazed rear entrance door giving way to the garden and side terrace. Opening providing space and plumbing for washer and dryer in stack (if required). Contemporary tile-effect flooring, ceiling light.

### LIVING ROOM

Offering a bright, welcoming and light double aspect, with windows set to both front and rear elevations, offering outlooks over the front and rear gardens respectively. Deep in nature with central decommissioned fireplace featuring recessed focal point fire providing potential to install a wood burning stove (if required), with floating oak mantel. Radiator, ceiling light, continuation of wood-effect flooring. TV aerial point. Louvre-fronted walk-in cupboard providing plentiful storage space and housing Worcester combi boiler providing domestic hot water and heating.

### FIRST FLOOR

#### LANDING

Panel doors to bedrooms and the family bathroom. Casement-style window offering an elevated outlook with oblique glimpses of the countryside to the distance. Radiator, ceiling light.

#### BEDROOM ONE

Spacious and well proportioned, with double glazed window to side elevation offering a far-reaching elevated view over towards the countryside to the distance and nearby rooftops of the neighbouring village properties. Ceiling light, loft hatch, radiator. Corner cupboard providing useful storage.

#### BEDROOM TWO

Another double room with uPVC glazed window to front elevation, radiator and ceiling light. Built-in storage, further recess offering room for freestanding furniture.

### BATHROOM

Recently appointed with modern sanitary ware comprising low flush WC, vanity unit with wash hand basin and mixer tap, and panel bath with separate hot/cold taps and contemporary overhead shower with handheld attachment. Heated towel rail, tile-effect flooring, uPVC obscure glazed window. Ceiling light, tiling to bath and sink areas.

### THE EXTERIOR

#### FRONT GARDEN

Enclosed via timber fencing to three sides, with central garden pathway flanked via two sections of lawn featuring specimen plants including monkey puzzle tree and acer. The garden pathway follows around the property to a side garden gate, opening onto the:-

#### REAR GARDEN

Mainly laid to lawn and once again, enclosed with panel fencing providing secure, somewhat private and exceptionally pleasant area in which to enjoy the sunshine throughout the day, tapering towards the end with planted borders. An area suitable for al fresco dining is set to the side of the property via means of a raised timber decking and paved side patio, once again, enclosed via trellising and timber fencing, suitable for social gatherings and al fresco dining etc. External water tap.

### GENERAL INFORMATION

#### SERVICES

Mains water, electricity, drainage and gas are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

#### COUNCIL TAX

Band A - Cornwall Council.

#### TENURE

Freehold.

#### VIEWING

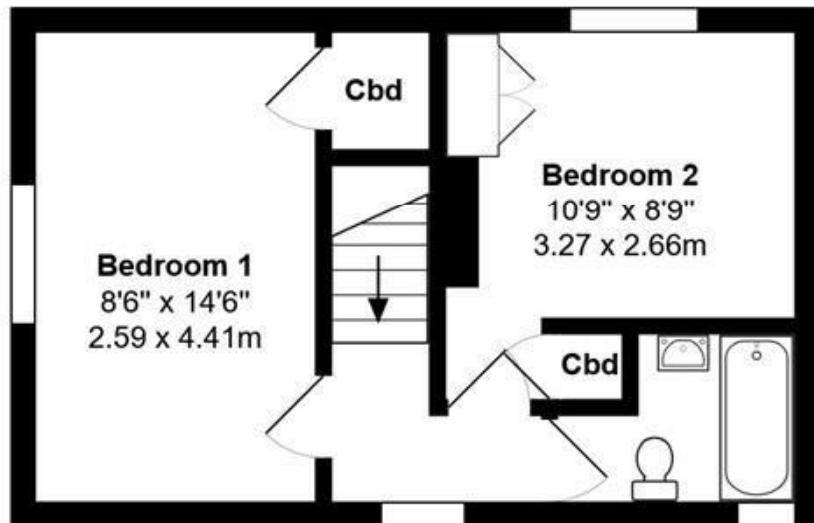
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 31813.

#### AGENT'S NOTE

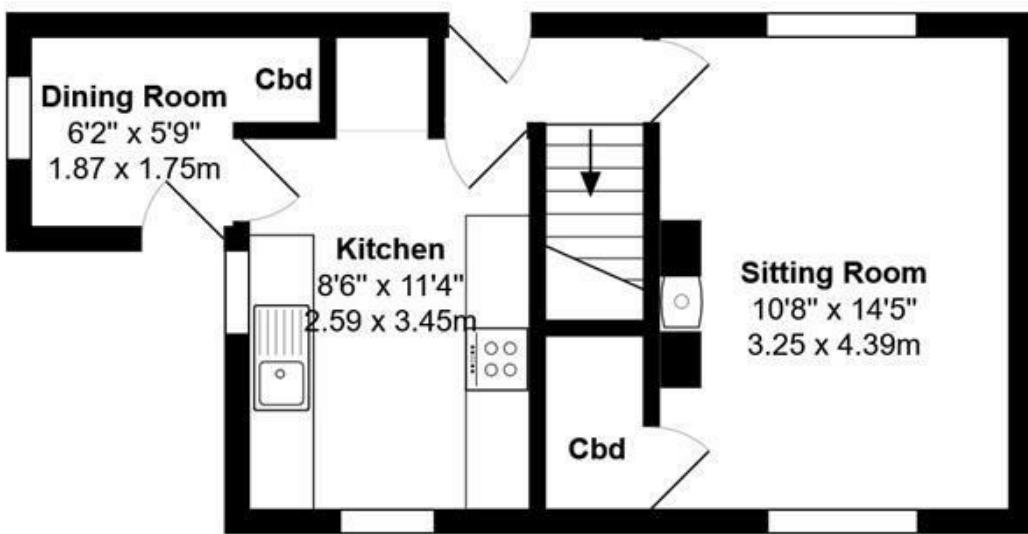
We understand there is an estate charge which is payable to Coastline Properties for the sum of approximately £100 per annum. There is no occupancy restriction however we understand that the property cannot be rented on a shorthold basis or utilised for holiday letting purposes and must be owner occupied.



# Floor Plan



**First Floor**  
Approx Area: 30.5 m<sup>2</sup> ... 328 ft<sup>2</sup>



**Ground Floor**  
Approx Area: 33.8 m<sup>2</sup> ... 364 ft<sup>2</sup>



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Total Approx Area: 694 ft<sup>2</sup> ... 64.4 m<sup>2</sup>

All measurements are approximate and for display purposes only