



Floorplan
Approx 67 sq m / 723 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.

Garage
Approx 11 sq m / 121 sq ft



Gulval

Offers In Excess Of £300,000



9 Chynoweth Gardens
Gulval
TR18 3DL

Offers In Excess Of £300,000

KEY FEATURES

- Well Presented Detached Bungalow
- Quiet Cul-De-Sac Location
- 2 Bedrooms (Master En Suite)
- Heated via an Air Source Heat Pump
- Well Maintained Gardens
- EPC Commissioned
- Garage For Storage
- Solar Panels

DIRECTIONS

Leaving Penzance on the B3311. At the roundabout take the second exit onto Branwell Lane passing Tescos on the left. Proceed along this road into Gulval. As you enter Trevarrack Road turn right and then left into Chynoweth Gardens where the property is located at the far end on the left.

This well-maintained, detached two-bedroom bungalow is ideally situated in a quiet cul-de-sac within the popular village of Gulval.

The accommodation is designed for comfortable, single-level living and features a good-sized lounge, a functional kitchen, and two bedrooms, one of which benefits from an en suite facility. A separate shower room serves the rest of the home.

The bungalow is fitted with double-glazed windows throughout and is warmed by an air source heat pump. It also benefits from having solar panels.

Externally, the property features established gardens to both the front and rear. Parking is available via a driveway and garage, though prospective buyers should note that vehicular access is restricted due to the angle and limited turning space within the close. The garage is therefore better suited for storage use.

All essential services are connected, including mains electric, water, and drainage. For modern connectivity, Ofcom suggests superfast broadband and good mobile coverage are available across most networks.

