

# ferguson young

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## £410,000

*Trewirgie Hill, Redruth, TR15 2TB*



- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- MOST DESIRABLE LOCATION
- GARAGE AND PARKING
- DELIGHTFUL GARDENS
- VACANT POSSESSION
- MUST BE VIEWED

A Three Double Bedroom Detached Bungalow in an elevated position on Trewirgie Hill, one of Redruth's most desirable locations. There is off road parking for up to six vehicles in addition to the detached garage/workshop. There are mature gardens to front, rear and sides and some far reaching views over the town. The accommodation comprises of: - Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom/WC, Three Double Bedrooms (one with potential for an ensuite), and a Bathroom/WC with separate Shower Cubicle. The property is warmed by gas central heating and is double glazed. The property is offered for sale with vacant possession and given that demand is expected to be high for a property in this area an early viewing appointment is highly recommended. EPC: TBC



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# Trewirgie Hill, Redruth, TR15 2TB

Approached via a brick driveway with steps leading up to a double glazed front door opening into:-

## ENTRANCE PORCH

There are double glazed windows to three sides and a door to:-

## ENTRANCE HALL

There are doors to all main rooms, radiator, loft access hatch (the loft could be converted to provide further accommodation subject to planning and regulations), built in cupboard housing the hot water cylinder and a telephone point.

## LOUNGE

16'0" x 10'11" (4.88m x 3.33m)

A bright and airy room with a double glazed bay window to the front, further double glazed window to the side, feature fireplace with inset electric fire, TV aerial point, telephone point and two radiators.

## KITCHEN/DINING ROOM

18'0" MAX x 12'6" MAX (5.49m x 3.81m)

A well-proportioned room with a range of eye level and base units with work surface over, inset single bowl stainless steel sink with side drainer, floor mounted gas boiler, space for an electric cooker, space for a fridge freezer, space for a washing machine, tumble dryer and dishwasher. There are double glazed windows to the rear and side and a door to:-

## REAR LOBBY

There is a built in cupboard, door to the rear garden and a door to:-

## CLOAKROOM/WC

There is a close coupled WC, pedestal mounted wash hand basin, radiator and a double glazed window to the rear.

## BEDROOM ONE

15'3" x 11'0" (4.65m x 3.35m)

A generous sized bedroom with French doors opening to the rear garden and a double glazed window to the rear, radiator, TV aerial point, telephone point and a built in cupboard. It should be noted that plumbing has been installed below the floor to make provision for an en-suite shower/WC.

## BEDROOM TWO

14'2" x 10'11" (4.32m x 3.33m)

A good sized second double bedroom with wardrobes and shelving to one wall, radiator and a double glazed window to the front.

## BEDROOM THREE

10'11" x 10'0" (3.33m x 3.05m)

A useful third double bedroom with a double glazed window to the front, built in cupboard, radiator and telephone point.

## BATHROOM/WC

9'3" MAX x 8'1" (2.82m x 2.46m)

A four piece suite comprising of a panel bath, separate shower cubicle with an electric shower over, close coupled WC, pedestal mounted wash hand basin, shaver point, radiator, heated towel rail and a double glazed window to the rear.

## OUTSIDE

### FRONT GARDEN

The front garden is mainly laid to lawn with some mature shrub, flower and tree planting and is bounded by walling and hedging.

### SIDE GARDEN

There is a path leading to the rear, some flower planting and is bounded by fencing and hedging. There is an access door to the crawl space.

### CRAWL SPACE

15'0" x 11'0" (4.57m x 3.35m)

Situated below the main bedroom and provides good storage and access to the plumbing for the potential en-suite and also further access beneath the property for maintenance. Limited head height

### REAR GARDEN

Bounded by walling and hedging with mature areas of planting, sun terrace, fruit cage and ramped access the rear door.

### GARAGE

19'11" x 14'2" (6.07m x 4.32m)

A good sized garage with an electric roller door, power, light, eaves storage, side pedestrian door and two double glazed windows to the side.

### OFF ROAD PARKING

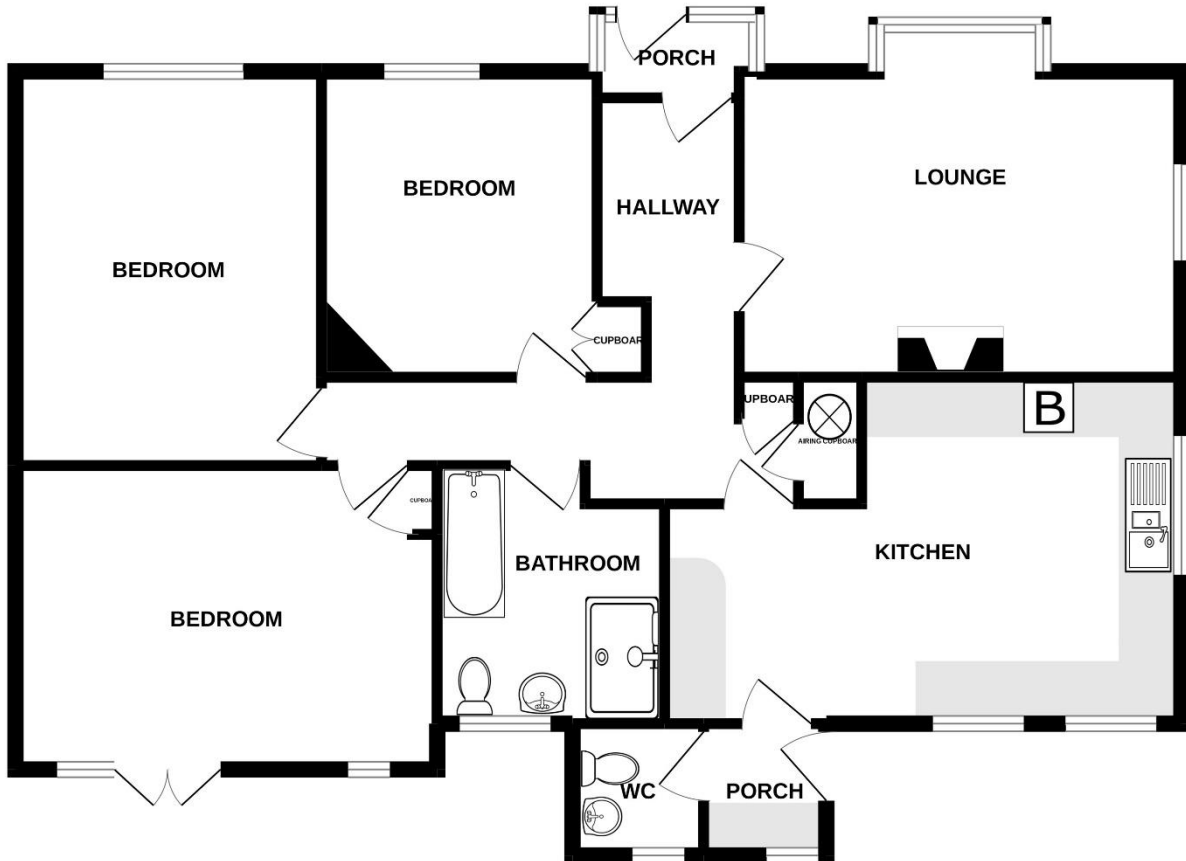
There is off road parking for up to six vehicles on the driveway and a further gravelled parking area.

### ENERGY EFFICIENCY RATING

This property has been rated as D (63) with a potential rating of C (79).



GROUND FLOOR  
1078 sq.ft. (100.2 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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