

# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

## £310,000

*Agar Road, Illogan Highway, TR15 3EJ*



- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING FOR TWO VEHICLES
- FAMILY HOME
- IMMACULATE PRESENTATION
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- 18'6" X 15'5" ATTIC BEDROOM
- RECENT RENOVATION

An immaculately presented Three Bedroom, Two Reception Family Home conveniently situated for local schools, shopping facilities and amenities. The property underwent full renovation by the current owners in 2020 and is now offered for sale in exceptional condition. There is off road parking to the rear for two vehicles and an enclosed garden creating a safe space for children and pets alike. The property is warmed by gas central heating in addition to the open fire in the lounge and log burning stove in the dining room. The accommodation briefly comprises of:- Entrance Vestibule, Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Ground floor bathroom with separate walk-in shower enclosure, Two Double Bedrooms to the First floor and a spacious attic bedroom measuring 18ft 6" x 15ft 5" with far reaching views to Carn Brea. To the outside there is a front garden setting the property back from the road and a rear garden with seating area, lawned area, block built shed and gated access to the off road parking. EPC: D. Council Tax Band B.



# Agar Road, Illogan Highway, TR15 3EJ

Approached via a gated pathway with steps up to a UPVC front door opening into:-

## ENTRANCE VESTIBULE

Stained glass paned door opening to:-

## ENTRANCE HALL

There are stairs rising to the first floor with storage cupboard below, doors the lounge, dining room and kitchen. There is a ceramic tiled floor and radiator.

## LOUNGE

15'0" into bay x 13'4" (4.57m x 4.06m)

A spacious lounge with a double glazed bay window to the front, feature cast iron fireplace with tiled surround and built in cupboards to both sides, double opening glazed doors to the dining room, TV aerial point and radiator,

## DINING ROOM

12'8" x 11'1" (3.86m x 3.38m)

A useful second reception room with brick inglenook style fireplace with inset log burning stove, radiator and a double glazed window opening to the kitchen.

## KITCHEN/BREAKFAST ROOM

16'1" x 10'9" (4.90m x 3.28m)

A modern kitchen comprising of a range of eye level and base units and an island with space for fridge and provision for seating. There is an inset asterite one and a half bowl sink with side drainer, gas range cooker with electric ovens and extractor over, space for a dishwasher and washing machine, double glazed windows to the rear and side in addition to the skylight window, radiator and door to:-

## UTILITY ROOM

8'0" x 5'6" (2.44m x 1.68m)

There is space for a chest freezer, upright fridge/freezer and condensing tumble dryer, door to the rear garden and a door to:-

## BATHROOM/WC

10'1" x 7'8" (3.07m x 2.34m)

An exceptional bathroom suite comprising of a free standing designer bathtub with central tap, walk in shower enclosure with thermostatic shower over, close coupled WC, designer wash hand basin set on a vanity unit, extractor and a double glazed window to the side.

## FIRST FLOOR LANDING

There is a double glazed window to the rear and doors to all first floor rooms.

## BEDROOM ONE

12'10" into bay x 10'0" (3.91m x 3.05m)

A well-proportioned double bedroom with a double glazed bay window to the front and a radiator.

## BEDROOM TWO

12'4" x 11'0" (3.76m x 3.35m)

A good sized second double bedroom with a double glazed window to the rear and a radiator.

## STAIR ROOM

8'5" x 6'11" (2.57m x 2.11m)

There are stairs rising to the attic bedroom with storage below, wall mounted gas combi boiler and a double glazed window to the front and a radiator.

## ATTIC BEDROOM

18'6" x 15'5" (5.64m x 4.70m)

A spacious master bedroom with Velux type window to the front and two Velux type windows to the rear affording far reaching views to Carn Brea including the Castle and Monument. There is eaves storage access and a radiator.

## OUTSIDE

### FRONT GARDEN

The front garden is bounded by walling and sets the property back from the pavement. There is some flower and shrub planting with steps up to the front door.

### REAR GARDEN

An enclosed rear garden, bounded by walling with gated access to the off road parking area. There is a paved seating area, further lawned area, shrub, climber and flower planting.

### OUTBUILDING

14'0" x 6'0" (4.27m x 1.83m)

A block built shed with window overlooking the rear garden and a side pedestrian access door.

### OFF ROAD PARKING

There is a gravelled area with space for two vehicles which is accessed via the rear service lane, accessed from Agar Road.

### AGENTS NOTE

All mains services are connected to the property. The property is of majority stone construction with a latter block extension which has passed a concrete screening (mundic) test. The property has been rated as Council Tax Band B Broadband speeds of 7 Mbps Standard and 1800Mbps Ultrafast (Source Ofcom). Coverage from all major mobile networks (Source Ofcom).

### ENERGY EFFICIENCY RATING

This property has been rated as D (63) with a potential rating of B (82).



