

£590,000 Freehold



9 The Gluyas, Falmouth, Cornwall TR11
4SE



PROPERTY DESCRIPTION

An opportunity to purchase one of these very sought after brick faced detached homes located on The Gluyas. This particular property is situated within a small cul de sac that serves just seven properties, therefore making the location almost traffic free. The property has been the subject of extensive recent updating and improvement by the current owners, it now provides a very comfortable standard of modern living and can only be described as immaculate throughout.

As you enter the property you are immediately greeted by a generous entrance hallway, the hallway providing access to the principle reception rooms, cloakroom and the upgraded modern kitchen. The living room is a lovely light and airy main reception room, this room featuring a focal point fireplace and a squared bay window overlooking the front garden. The separate dining room is of generous proportions and provides direct access to the lovely rear conservatory, the conservatory in turn leading out to the mature enclosed rear gardens.

The first floor in our opinion provides generous family sized accommodation, this floor featuring four spacious bedrooms and the main bathroom. The master bedroom is a very generous double room that benefits from an upgraded modern ensuite shower room and built in wardrobes. The bedrooms set to the front of the property also enjoy far reaching views towards Mawnan Smith, whilst the bedrooms set to the rear enjoy views over the gardens.

The property also benefits from double glazing and gas central heating.

In our opinion one of the nicest four bedroom homes currently for sale within Falmouth. A viewing is very highly advised.

FEATURES

- Stunning Detached Home
- Master Bedroom En Suite
- Upgraded Throughout
- Conservatory





ROOM DESCRIPTIONS

Entrance Hallway

Double glazed door to the front, stairs ascending to the first floor landing with handrail and balustrade, oak effect flooring throughout, coved ceiling, dado rail, oak panel doors to the living room and kitchen, further oak panel door to the ground floor cloakroom.

Cloakroom/W.C

Oak panel door from the hallway. The cloakroom features a modern white suite that comprises a corner wash hand basin with part tiled surrounds, low level w.c, double glazed window to the front.

Living Room

3.43m x 4.50m (11' 3" x 14' 9") A lovely spacious main reception room that is set to the front of the property. Oak panel door from the entrance hallway, squared double glazed bay window to the front, focal point fire surround with matching hearth and inset gas fire, oak effect flooring throughout, coved ceiling, radiator, part glazed double doors that open through to the dining room.

Dining Room

2.79m x 3.43m (9' 2" x 11' 3") A spacious dining room that is set to the rear of the property and opens through to the conservatory. Double part glazed doors from the living room, oak panel door through to the entrance hallway, coved ceiling, radiator, double glazed patio doors through to the conservatory.

Conservatory

2.51m x 2.77m (8' 3" x 9' 1") A lovely addition to the main property with this rooms providing views out over the garden. Double glazed windows to both the side and rear, double glazed French doors that open to the garden.

Kitchen

2.67m x 3.43m (8' 9" x 11' 3") The kitchen has been tastefully upgraded and now comprises a comprehensive range of high gloss fitted floor, wall and drawer units with brushed stainless steel handles, woodblock effect working surfaces over with matching woodblock effect upstands over and part tiled surrounds, inset stainless steel oven with stainless steel gas hob over, glass splash back with and stainless steel cooker hood above, integrated dishwasher, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, double glazed window to the rear overlooking the garden, door through to the integral garage, doorway through to the utility room.

Utility Room

1.57m x 1.88m (5' 2" x 6' 2") The utility room has been upgraded to match the kitchen, it now comprises fitted high gloss cream floor and wall units with wood block effect working surfaces over, matching oak effect upstands with tiled surrounds, space for fridge freezer, space for washing machine, double glazed door to the rear gardens.

Landing

Stairs ascending from the entrance hallway, handrail and balustrade, panel door to the airing cupboard that houses the hot water tank and shelving, access to the loft space, coved ceiling, panel doors off to the bedrooms and bathroom.

Bedroom One

3.63m x 4.47m (11' 11" x 14' 8") A very generous master bedroom that is set to the front of the house and enjoys far reaching views towards Falmouth golf course and Mawnan Smith in the distance. Panel door from the landing, double glazed window to the front, fitted double wardrobes to one wall with sliding mirrored doors, these providing ample hanging and storage space, coved ceiling, radiator, panel door through to the en suite shower room.

En Suite

Panel door from the master bedroom. The ensuite comprises a modern upgraded suite that comprises a double shower enclosure with inner tiled walling and chrome mixer shower over, wall hung vanity wash hand basin with drawers under and chrome mixer tap over, low level w.c with tiled surrounds, double glazed window to the front, matt black heated towel rail, shaver socket.

Bedroom Two

2.67m x 3.25m (8' 9" x 10' 8") A spacious second double bedroom that enjoys views to the front, these viewings being out over the surrounding area towards Mawnan Smith in the distance. Panel

door from the landing, double glazed window to the front, built in double wardrobes to one wall, these providing ample hanging and storage space, radiator, coved ceiling.

Bedroom Three

3.00m x 3.43m (9' 10" x 11' 3") A further spacious double bedroom, this room being set to the rear and enjoying views over the garden. Panel door from the landing, double glazed window to the rear, radiator, coved ceiling.

Bedroom Four

2.62m x 2.74m (8' 7" x 9' 0") A good sized fourth bedroom that is set to the rear of the house and enjoys views over the garden. Panel door from the landing, double glazed window to the rear, radiator, coved ceiling.

Bathroom

The bathroom comprises a modern white suite of a panel bath with tiled surrounds, chrome tap and shower attachment over, pedestal wash hand basin with tiled surrounds, low level w.c, double glazed window to the rear, tiled flooring, extractor fan, heated towel rail, double glazed window to the rear.

Garage

2.67m x 5.11m (8' 9" x 16' 9") The property benefits from an integral single garage. This garage has an up and over door to the front, power and light, internal door that opens to the kitchen.

Parking

The property benefits from a double width tarmac driveway that is set to the front of the property. This parking area provides access to the garage and also to a side pathway that leads around to the rear garden.

Gardens

The property enjoys a level lawned area of garden to the front with central palm tree. The front garden also provides access via a side pathway to the rear gardens. The rear gardens are a real feature of the property. The gardens are fully enclosed and back on to an original stone wall with mature shrubs and trees set within, this affording the gardens a great degree of privacy and also a lovely mature and settled backdrop. The gardens also enjoy the afternoon and evening sunshine across the two paved seating areas. The main part of the garden is laid to lawn with raised stone edged beds to either side, these beds containing a variety of maturing shrubs and plants. At the rear of the garden there is a good sized timber shed.

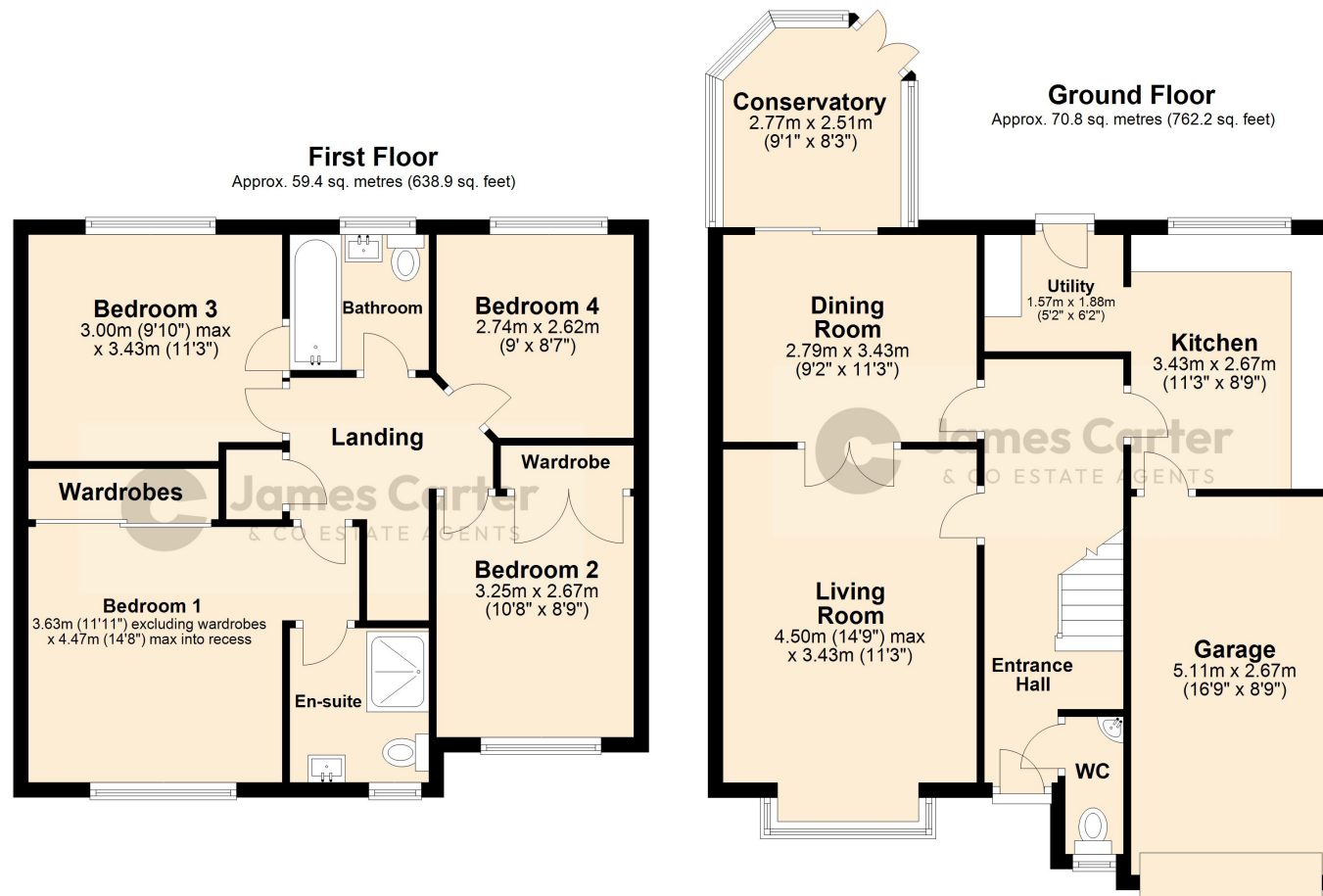
Additional Information

Tenure - Freehold.

Services- Mains Gas, Electricity, Water And Drainage.

Council Tax Band E Cornwall Council.

FLOORPLAN



Total area: approx. 130.2 sq. metres (1401.1 sq. feet)

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