





PROPERTY DESCRIPTION

An exceptional opportunity to purchase a very generously proportioned bungalow that is located within the sought after cul de sac of Ponsvale, Ponsanooth. This lovely bungalow also lies within larger than average gardens to both the front and rear, the rear gardens enjoying a majority of the days sunshine whilst also enjoying a great deal of privacy. The bungalow at this time is also being offered for sale with no onward chain.

The bungalow benefits from a spacious living room featuring a bay window that overlooks the generous front garden. The further reception space includes a separate dining room and conservatory, the conservatory overlooking the private rear gardens. There is also a fitted kitchen breakfast room, three bedrooms and a spacious bathroom and shower room.

Externally the property enjoys the aforementioned generous and private gardens, the rear garden being incredibly private and enjoying a majority of the days sunshine. The property also benefits from a detached double garage with parking for two cars set on a driveway that approaches the garage.

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

A truly rare opportunity. A viewing is very highly advised.

Location: Ponsanooth is a very popular village that is located approximately five miles from the harbour town of Falmouth. The village is also conveniently located for access to Truro, Redruth and the A30. The village itself provides day to day amenities that include a village stores, primary school, public house, Kennel Vale nature reserve and playing fields. The village also benefits from a regular bus service linking the village to Falmouth, Penryn, Redruth and Truro.





ROOM DESCRIPTIONS

Entrance Hallway

Double glazed door to the front, laminate flooring, radiator, coved ceiling, access to loft space, door to the airing cupboard, housing fitted shelving and radiator, door opening through to the living room.

Living Room

3.58m x 6.20m (11' 9" x 20' 4") A very spacious main reception room that is situated to the front of the property, double glazed bay window set to the front of the property overlooking the large front garden, two radiators, laminate flooring, tv point, opening through to the dining room.

Dining Room

3.07m x 3.28m (10' 1" x 10' 9") Double glazed sliding patio doors that open through to the conservatory, radiator, laminate flooring, coved ceiling, access through to the kitchen breakfast room.

Conservatory

2.39m x 4.06m (7' 10" x 13' 4") Double glazed sliding doors from the dining room, additional double glazed door from the kitchen, tiled flooring, radiator, double glazed windows to the side and rear, double glazed French doors that open to the garden, additional double glazed door that opens to a paved terrace to side.

Kitchen Breakfast Room

3.45m x 4.90m (11' 4" x 16' 1") The kitchen breakfast room is finished in a range of fitted oak effect floor, wall and drawer units with roll edged working surfaces over and part tiled surrounds, inset one and a half bowl sink and drainer unit, space for cooker with stainless steel cooker hood above, space for washing machine, fitted breakfast bar area with seating space below, tiled flooring, double glazed window to the rear, coved ceiling, built in airing cupboard housing the hot water tank, part glazed door from the kitchen back through to the inner hallway.

Bedroom One

3.56m x 3.99m (11' 8" x 13' 1") A spacious double bedroom that is situated at the front of the property, this room enjoying views over the large front gardens. Door from the hallway, double glazed window to the front, radiator, range of fitted bedroom furniture including wardrobes and fitted drawers, laminate flooring, coved ceiling.

Bedroom Two

2.97m x 3.45m (9' 9" x 11' 4") A second spacious double bedroom, this time being set to the rear and enjoying views over the private gardens. Door from the hallway, double glazed window to the rear, radiator, laminate flooring, range of fitted bedroom furniture including wardrobes and fitted drawers.

Bedroom Three

2.06m x 3.58m (6' 9" x 11' 9") A good sized third bedroom that is set go the front and overlooks the large front garden. Door from the entrance hallway, double glazed window to the front, radiator, laminate flooring, coved ceiling.

Bathroom

The bathroom was previously two rooms and therefore more spacious than normal. The suite comprises of a twin grip panel bath with tiled surrounds with tap and shower attachment over, separate shower enclosure with inner tiled walling and electric shower over, glazed screen and door, low level w.c, heated towel rail, coved ceiling, two double glazed windows to the rear.

Detached Double Garage

5.89m x 5.89m (19' 4" x 19' 4") The detached double garage is set to the rear and side of the property. The garage has a double up and over door to the front, pedestrian door to the side that opens to the rear garden, two windows to the rear, power and light.

Driveway

The property enjoys the benefit of a double width driveway that leads to the detached double garage.

Gardens

The property enjoys larger than average gardens to both the front and rear. The front gardens run away from the property on a slight angle from Ponsvale itself, this providing the property with a high level of privacy. The front garden to the majority is laid to an area of level lawn that is interspersed with a variety of mature shrubs and trees. The garden then continues around the side to a side access gate to the rear gardens. The rear gardens are incredibly private and generous in size. The gardens also enjoy a majority of the days sunshine and are also enclosed to the sides and rear. The majority of the garden is laid to a large area of level lawn, this lawned area having various terraces and seating areas around the garden, that allow you to either follow the sun or find some shade if required. The garden to the rear leads up a small number of steps to a slightly higher area of garden that is once more enclosed and incredibly private. This area of garden benefits from a timber shed to one side and a summerhouse to the other. The garden also has also been well planted over time and contains a variety of mature shrubs, plants and trees. Access can also be gained to the detached double garage and out to the driveway from the rear garden.

Additional Information

Tenure - Freehold.

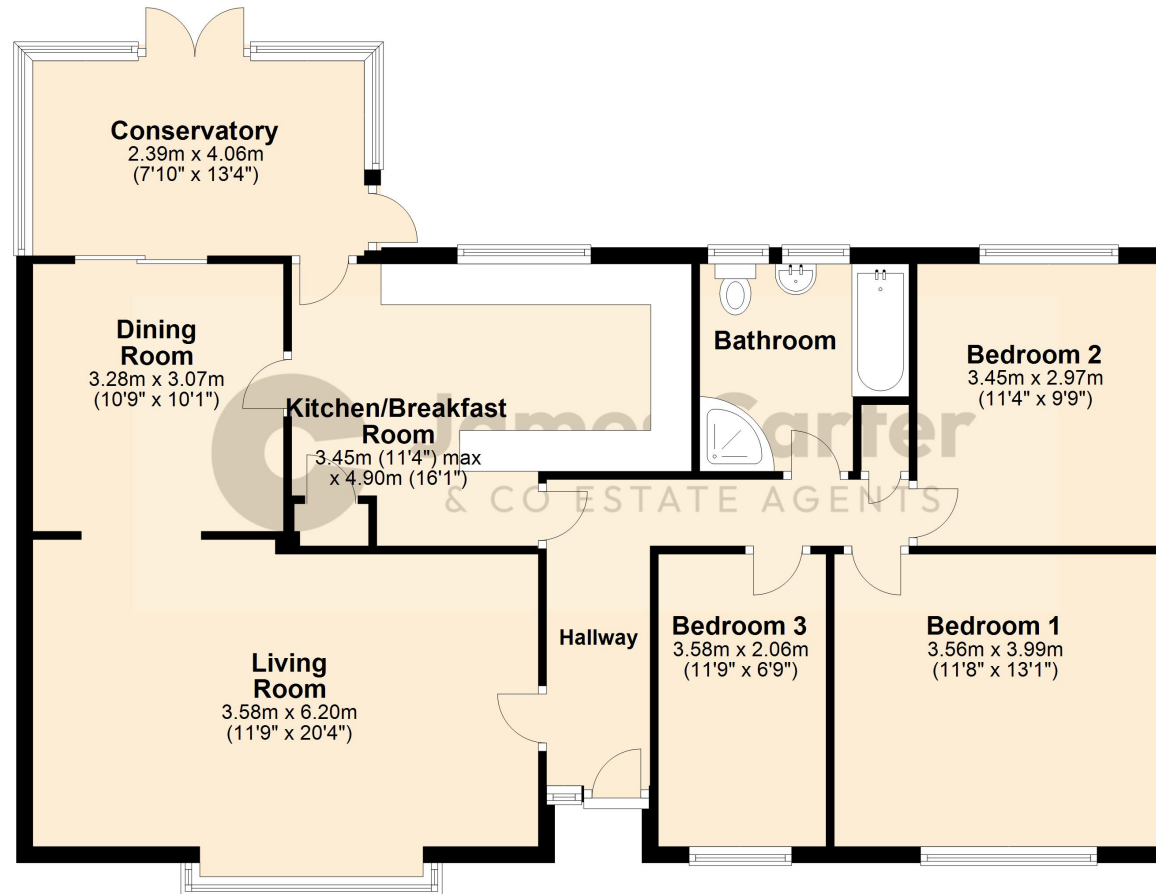
Services - Gas, Electricity, Water And Drainage.

Council Tax - Band E Cornwall Council.

FLOORPLAN

Ground Floor

Approx. 107.8 sq. metres (1160.0 sq. feet)



Total area: approx. 107.8 sq. metres (1160.0 sq. feet)

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