



MAP estate agents
Putting your home on the map

**Gwendrona Way,
Helston**

**Offers in Excess of £450,000
Freehold**





**Gwendrona Way,
Helston**

**Offers in Excess of £450,000
Freehold**

Property Introduction

An extremely well presented, generous three-bedroom detached bungalow set on a level plot with lawns to the front together with off street parking and a garage, to the rear the gardens are secluded with a sunny aspect.

Warmed by mains gas heating and double glazed throughout, the spacious accommodation includes a living room with wood burner, kitchen/diner, utility, conservatory, bathroom and three bedrooms with the principal having an en-suite wet room. The conservatory is to the rear and overlooks the garden which is laid to lawn and bordered by various mature shrubs.

Offered for sale with no onward chain the property is located in a sought after location on the outskirts of the market town of Helston. Don't miss the opportunity to own this beautifully finished bungalow on Gwendrona Way - call now to arrange your viewing!

Location

Gwendrona Way is a superb location, convenient for access to local amenities including both Primary and Secondary schools, a Tesco store and is situated on the town bus route. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods.

The property is a short drive from the stunning Lizard Peninsula and within a ten minute drive of the thriving harbour and coastline at Porthleven. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a twenty to thirty minute drive.

ACCOMMODATION COMPRISES

Part glazed entrance door opening to:-

ENTRANCE HALLWAY

Radiator, cloaks cupboard, loft access and walk-in airing cupboard housing the gas boiler. Doors opening off to:-

LOUNGE 16' 4" x 14' 1" (4.97m x 4.29m) maximum measurements

uPVC double glazed window to the front elevation. A generous light and bright south facing room with feature fire surround housing a wood burner with mantelpiece over. Two radiators.

KITCHEN/DINING ROOM 17' 8" x 10' 4" (5.38m x 3.15m)

A good range of white wall and base units, with roll edge worktops over incorporating a single drainer sink unit with tiled splash backs. Built-in electric cooker and grill, built-in 'Neff' gas hob with cooker hood over. Two radiators, uPVC window overlooking rear garden and uPVC patio doors opening to the conservatory.

CONSERVATORY 10' 2" x 8' 1" (3.10m x 2.46m)

A good sized room with uPVC double glazed windows set over dwarf walling. Two roof opening vents and uPVC door to rear garden.

UTILITY ROOM 9' 2" x 4' 10" (2.79m x 1.47m)

A useful space with roll edge worktop having an inset stainless steel sink unit with storage cupboard under. Space and plumbing for washing machine. Radiator and extractor fan. uPVC window to rear elevation, door to rear garden and courtesy door to garage.

FAMILY BATHROOM

Obscure double-glazed window to the rear aspect. Panelled bath with shower over, WC and, top mounted wash hand basin with storage unit below. Tiled surround and tiled floor. Heated towel rail, lights and extractor fan.

PRINCIPAL BEDROOM 10' 5" x 10' 3" (3.17m x 3.12m) plus door recess

uPVC double glazed window to rear elevation. Double built-in wardrobes and radiator. Door to:-

EN-SUITE WET ROOM

A generously sized room with obscure double-glazed window to the rear aspect. Comprising wash hand basin with storage unit below, WC and an overhead shower. Towel rail, tiled walls and extractor fan,

BEDROOM TWO 12' 1" x 7' 0" (3.68m x 2.13m)

Double built-in wardrobes, radiator and uPVC window to front elevation.

BEDROOM THREE 8' 1" x 8' 0" (2.46m x 2.44m)

With single built-in wardrobe, radiator and uPVC window to front elevation.

OUTSIDE FRONT

To the front there is a lawn to the side of the garage with shrubs and plants and a further lawn in front of the bungalow. Driveway parking leads to the garage. A pedestrian gate at each side of the bungalow provides access around to the rear.

GARAGE 17' 4" x 9' 4" (5.28m x 2.84m)

A remote operated up and over door with light, power and fuse box. Internal door into the utility room.

GARDENS

At the rear the garden to one side is mostly laid to lawn and bordered by various mature shrubs. This leads onto a patio with access to the conservatory. To the other side of the conservatory is a gravel area with plants, screened by fencing and with a storage shed plus a wood store. The pathway continues around to the side towards the pedestrian gate opening to the front.

AGENT'S NOTE

The Council Tax band for the property is band 'D'.

DIRECTIONS

At the Turnpike Roundabouts turn left signposted Redruth and follow this road passing the school playing field on your left-hand side and go straight across the small mini roundabout. At the next larger roundabout, take the 3rd exit onto Hellescoth and stay on Hellescoth way and then turn left onto Gwendrona Way and the property will be identified on the left-hand side. If using What3words: gaps.grow.playback



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Spacious family accommodation
- Three bedroom bungalow principal bedroom en-suite
- Generous kitchen/diner
- Level plot
- Conservatory
- Gas central heating
- Integral garage and parking
- Utility room
- No onward chain
- Close to schools and sports centre



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

01872 672250 (Truro)

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.