



- No Onward Chain
- Cathedral Views
- Quiet Location
- Three Bedrooms

## 9 Gwendroc Close, Truro, TR1 2BX

£290,000

Offered onto the market with no onward chain, this extended semi-detached family home boasts uninterrupted Cathedral views, generous and beautifully stocked gardens and a garage. The Ground floor accommodation has parquet flooring flowing from the entrance hallway into living/dining room. The kitchen has a range of base and wall units and doorway connecting to the inner hallway and ground floor shower room. The ground floor accommodation is completed by the garden room. To the first floor all of the bedrooms have built in wardrobes, and the internal accommodation is completed by a separate w/c and bathroom.





## Property Description

### DESCRIPTION

Offered onto the market with no onward chain, this extended semi-detached family home boasts uninterrupted Cathedral views, generous and beautifully stocked gardens and a garage. The Ground floor accommodation has parquet flooring flowing from the entrance hallway into the light and sunny dual aspect living/dining room which also has a feature gas coal effect fire. The kitchen has a range of base and wall units and door way connecting to the inner hallway and ground floor shower room. The ground floor accommodation is completed by the garden room which could easily be used as a bedroom. To the first floor all of the bedrooms have built in wardrobes, and the internal accommodation is completed by a separate w/c and bathroom. The generous corner plot is beautifully stocked with shrubs, trees and fruit trees with manicured lawns bordering flower beds. Garage and driveway.

### LOCATION

Gwendroc Close is a quiet cul-de-sac boasting fabulous uninterrupted views from its elevated position. Truro city has a wide range of amenities which include shops, bars, restaurants and the Hall for Cornwall. There are also a number of schools within close proximity to the property and also a mainline railway station connecting to London Paddington.

### ENTRANCE HALLWAY

Glazed door, stairs to first floor, radiator, Parquet flooring.

### LIVING/DINING ROOM

22' 4" x 11' 2" (6.81m x 3.42m) Dual aspect room with double glazed windows to the front and rear, feature gas coal effect fire, Parquet flooring.

### KITCHEN

9' 2" (2.81m) Fitted with a range of base and wall units, work top incorporating stainless steel sink unit, space for cooker, plumbing for dishwasher, storage cupboard.







#### INNER HALLWAY

Double glazed doors to the front and rear, plumbing for washing machine, access to the family room and shower room.

#### SHOWER ROOM

W/C. shower cubicle.

#### GARDEN ROOM/BEDROOM 4

16' 7" x 12' 3" (5.08m x 3.74m) Double glazed windows to side and rear, radiator, wall lights, double glazed doors opening to the garden.

#### FIRST FLOOR LANDING

Loft access.



#### BEDROOM 1

11' 10" x 11' 3" (3.62m x 3.44m) (Measured to front of built in wardrobes) Stunning Cathedral views, radiator, built in wardrobes.

#### BEDROOM 2

10' 7" x 11' 3" (3.25m x 3.45m) (Measured to front of built in wardrobes) Radiator, double glazed windows to rear.

#### BEDROOM 3

11' 9" x 5' 11" (3.60m x 1.82m) (Measured to front of built in wardrobes) Double glazed window with Cathedral views, radiator.

#### BATHROOM

Panel bath, wash hand basin, double glazed windows to side elevation, cupboard housing gas boiler.

#### SEPERATE W/C

Low level w/c, double glazed window to side elevation.

#### GARAGE & PARKING

Metal up and over door, driveway parking to the front of the garage.







## GARDENS

The property benefits from a generous private corner plot which is beautifully stocked with trees, shrubs, fruit trees, manicured lawns bordering flower beds. There is also paved areas and a green house.

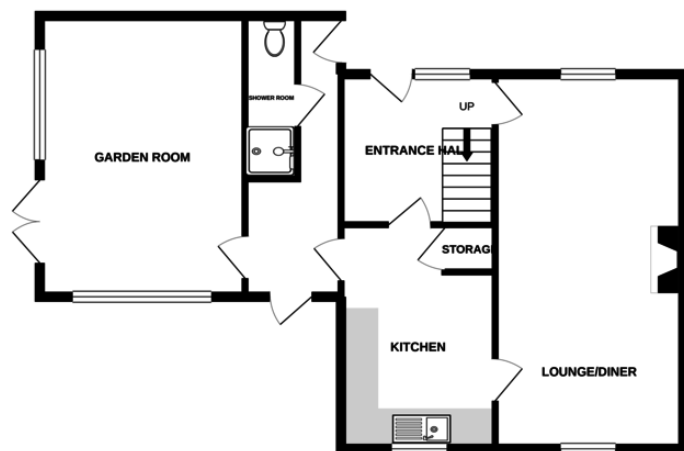




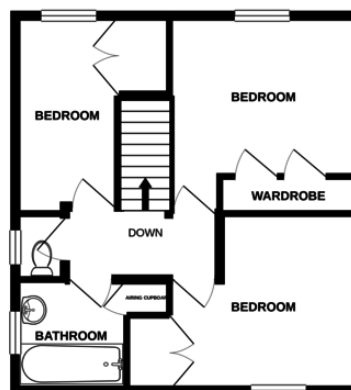
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GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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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