



## Treluswell, Four Cross, Penryn

A detached bungalow with south facing garden  
Clear A1 Mundic classification  
Two double bedrooms, both with fitted wardrobes  
A well appointed kitchen/dining room  
Luxurious, fully fitted bathroom suite  
Spacious lounge with patio doors  
Potential to extend (subject to planning permission)  
Oil fired central heating by radiators  
UPVC double glazing windows and doors throughout  
Home office, currently used as a dog grooming parlour  
Private driveway, additional parking, detached single garage

**Guide £380,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND E**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7150



An ideal opportunity to acquire this immaculate and beautifully presented detached bungalow that enjoys south facing gardens to the front and being conveniently located for access to Penryn, Falmouth, Helston and the cathedral city of Truro.

This spacious property has enjoyed the same ownership for the past 28 years and has accommodation in brief comprising; a large hallway, sitting room, kitchen/dining room, two double bedrooms and a well-appointed family bathroom. Outside, the property offers well manicured enclosed gardens enjoying a southerly aspect, a garden shed, detached single garage and an adjoining room currently used at a dog grooming parlour with light and power.

**As our client's sole agents, we thoroughly recommend an early viewing to secure this fine bungalow.**

**Why not call our office for an appointment today!**

#### **ACCOMMODATION COMPRISES:**

Access via a picket gate which steps up into a UPVC front door, opening into a light, bright and sunny entrance porch which is useful for coats and shoes, doors leading to all principal rooms.

#### **HALLWAY**

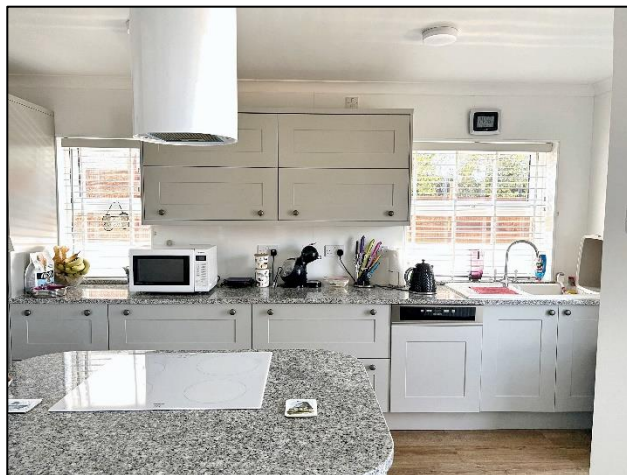
With radiator, laminate flooring, useful storage cupboard, access to the loft space with Velux window that could be converted (subject to the necessary planning permission and consents).

**BEDROOM TWO 3.78m (12'5") x 3.48m (11'5")** Large UPVC double glazed window picture window overlooking the front enclosed south facing garden, central ceiling light, laminate flooring, light oak doors.



#### **KITCHEN 4.50m (14'9") x 2.08m (6'10")**

UPVC dual aspect double glazed windows. Fitted with a contemporary shaker style kitchen comprising matching wall and base units in light grey with granite work surfaces, inset single drainer sink unit with chrome mixer tap, integrated dishwasher, space for refrigerator/freezer, island unit with inset induction hob with extractor above, bespoke fitted blinds, laminate wood effect flooring, ceiling light and electric box. UPVC rear door.



#### **DINING AREA 3.48m (11'5") x 2.97m (9'9")**

Light oak doors, large UPVC double glazed window overlooking the side aspect, a range of light grey display units matching the kitchen, single radiator, bespoke fitted blinds, laminate wood effect flooring, ceiling lights.





**LOUNGE 3.73m (12'3") x 4.34m (14'3")**  
**Including recessed bay window.**

Having patio doors that lead out onto the garden, central pendant light, TV aerial point, laminate flooring, radiator and panelled oak door.



**BEDROOM ONE 3.78m (12'5") x 3.05m (10'0")**

Located at the rear of the property and having mirror fronted fitted wardrobes, dual aspect UPVC double glazed windows, radiator, central ceiling pendant light and laminate flooring.



**BATHROOM 2.46m (8'1") x 2.82m (9'3")**

A well appointed, luxurious fitted bathroom suite in white comprising; oval shaped bath with telephone hand shower and chrome mixer tap, Mira electric shower and curved glass screen, low level flush wc, wash hand basin set in a white vanity unit with cupboards under and vanity mirror above, ladder style chrome heated towel rail, large UPVC frosted double glazed window, ceramic tiled flooring.



**OUTSIDE**

A single detached garage has been split into two and has plumbing for a washing machine and tumble dryer and at the rear. Currently equipped and used as a dog grooming parlour with plumbing and electric, ceramic tiled flooring and UPVC double glazed door. The roof was replaced in 2016, the septic tank is solely owned by the property which has recently been emptied April 2025. There is an outside boiler and oil tank.



**GARDEN**

Spacious enclosed fenced garden with a large grass area, patio, a wide range of mature plants and shrubs including camellia, outside tap and water butt.





### **COUNCIL TAX** BAND C

### **SERVICES**

Mains electricity, water, private drainage and oil fired central heating.

### **AGENTS NOTE**

Property has a clear grade A mundic classification

### **MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Approx Gross Internal Area  
102 sq m / 1103 sq ft



Floorplan  
Approx 77 sq m / 826 sq ft

Outbuildings  
Approx 26 sq m / 277 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Important Note:** None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

