



- Three Bedrooms
- LPG Heating
- Garage & Ample Parking
- Enclosed Rear Garden

### 3 Billy Brays Mews, Albion Row, Carharrack, Redruth, TR16 5QW

£225,000

Offered onto the market with no onward chain this immaculate three bedroom semi-detached house which has ample parking to the front and LPG gas fired heating. The property is finished to high standard throughout and the internal accommodation briefly comprises: Entrance porch, cloakroom, living room with feature multi fuel burner, spacious fitted kitchen/diner with integrated appliances and doors to the rear garden. To the first floor are the three bedrooms and immaculate bathroom suite. Externally the property has gravelled parking to the front for three vehicles, the rear garden is a real sun trap and has a patio area and lawn.





## Property Description

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### LOCATION

The village of Carharrack has facilities which cater for daily needs including primary schooling and local shops and a public house. A mainline railway station is available at both Redruth and Truro City with its extensive range of retail, recreational and educational facilities being approximately 8 miles distant.

### ENTRANCE HALL

Double glazed door, radiator, tiled floor.

### CLOAKROOM

Low level w/c, wall mounted sink unit, tiled floor.

### LIVING ROOM

15' 0" x 13' 3" (4.58m x 4.06m) Double glazed window to front elevation, multi fuel burner, radiator, dado rail, wall lights.

### KITCHEN/DINER

14' 11" x 14' 8" (4.57m x 4.48m) Fitted with a range and base wall units, worktop incorporating sink unit, electric oven and hob, space for fridge freezer, double glazed window to rear, door opening to rear garden.





#### LANDING

Two large storage cupboards, Lpg gas fired boiler, loft access.

#### BEDROOM

13' 5" x 8' 2" (4.11m x 2.51m) Double glazed window to front elevation, radiator, storage cupboard.

#### BEDROOM

11' 1" x 8' 2" (3.40m x 2.51m) Double glazed window, radiator.

#### BEDROOM

10' 4" x 6' 5" (3.15m x 1.96m) Double glazed window, radiator.



#### BATHROOM

8' 0" x 6' 3" (2.45m x 1.93m) Beautifully tiled bathroom suite which comprises: Tiled bath with shower above and screen, wall mounted sink unit, low level w/c, chrome towel rail, recessed toiletries shelf, double glazed window to rear.

#### PARKING

The property has gravelled parking for at least three cars with timber storage shed for the LPG cylinders

#### REAR GARDEN

The rear garden is enclosed with timber fencing and has paved patio area, lawn and flower beds with personal door to the garage.

#### GARAGE

Metal up and over door.





FLOORPLAN TO FOLLOW

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