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Gwel Mengleth Wadebridge

A beautifully presented four-bedroom detached house with reverse living accommodation boasting lovely views, detached double garage, driveway parking for multiple cars and an established level garden.

*Entrance hall * Living room with balcony * Dining room * Kitchen * Utility room * Master bedroom with en-suite shower room * Three further bedrooms (fourth bedroom currently being used as an office) * Bathroom * Established Garden with decked seating area * Double garage * Driveway parking for 2-3 cars * Gas Central heating *

Offers in excess of £550,000



ACCOMMODATION IN DETAIL, ALL MEASUREMENTS ARE APPROXIMATE.

Front door opens out into a large entrance hallway with hooks for coats and space for shoes, there is a large double cupboard containing the “Vaillant” gas fired boiler and providing great storage. Stairs down to the ground floor and doors off to the kitchen, living room, bedroom four and cloakroom.



To the back of the property is an open living /dining room with windows to the rear elevation offering great views over the garden. Patio doors off the living room open onto the balcony – a pleasant seating area from which you can enjoy far reaching views over Wadebridge and to countryside beyond. A focal point of the living room is the Scandinavian style wood burner.



Adjacent to the living room is the dining room also enjoying lovely views to the rear.



Double doors from the dining room lead through to the kitchen with a window to the front elevation. The kitchen comprises white gloss modern fitted floor-based units with wood effect worktops over and matching wall mounted units. High quality

integrated appliances including two Fisher and Paykel ovens, dishwasher, wine cooler and pantry style cupboard with space for fridge. Stainless steel sink and drainer unit with storage space underneath.



At the other end of the hallway is bedroom four which is currently being utilised as an office, adjacent to this is a cloakroom with a pedestal wash hand basin and WC.



The stairs from the entrance hallway lead down to a lower hallway on the ground floor. To the left is the master bedroom with two fitted wardrobes, patio doors to outside and an en-suite shower room with tiled floor and matching tiling to water sensitive areas. Vanity unit with wash hand basin and storage cupboards, WC and walk in double shower cubicle with sliding doors, rainfall shower head, handset, wall mounted spa panel with controls and water jets. LED mirror. Chrome heated towel rail.





On the ground floor there are two further double bedrooms both with storage cupboards, space for a double bed and further bedroom furniture, one of these bedrooms also benefits from patio doors to outside.



On the opposite side of the hallway is a utility room with wood effect floor based and wall mounted units, space for washing machine and tumble dryer. Two large cupboards, one containing an unvented hot water cylinder providing mains pressure hot water.



At the far end of the hallway on the right-hand side is the family bathroom with tiled floor and matching tiling to water sensitive areas. LED mirror. Vanity unit with wash hand basin and storage cupboards, WC and curved bath with shower screen, rainfall shower head, handset, wall mounted spa panel with controls and water jets. Chrome heated towel rail.



The property is approached by a private road used only by the four properties in Gwel Menleth, a large driveway to the front of the property provides parking for 2-3 properties with the detached double garage providing further parking if required or storage. The garage has light and power with two up and over doors to the front and a personal door and window to the side.



To the front of the property is a private seating area screened by a mature bush, there is also an area to the side with a shed and log store. A side gate opens onto a pathway with steps leading down to the rear garden.



MAIN ROOM DIMENSIONS:

Living Room: 5.2m x 3.4m

Dining Room: 3.6m x 3.4m

Kitchen: 3.6m x 3.3m

Utility room: 2.1m x 1.8m

Bedroom One: 4.7m x 2.9m

Bedroom Two: 3.6m x 2.9m

Bedroom Three: 3.4m x 2.7m

Bedroom Four (Currently being used as an office): 3m x 2.2m

Bathroom: 2.1m x 2.1m

Garage: 5.4m x 5.2m

EPC BAND: D

COUNCIL TAX BAND: D

The rear garden is predominantly laid to lawn, there is some decking at the far end of the garden and a paved area which both offer lovely seating areas. The garden enjoys many mature plants, shrubs and trees and raised bed containing a profusion of plants. The balcony can also be accessed from the rear garden via a flight of stairs.





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Level B1



Ground Floor

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