



- Recently Extended
- Completely Modernised
- High Standard Of Finish
- Driveway Parking

2 Brecon Close, St. Agnes, TR5 0TD

Guide Price £475,000

An immaculate and extended, four bedroom family home in a cul de sac of just 10 properties only a short level walk away from the village amenities. Trevaunance Cove is just 800m away. Garage, Parking, Oil heating, double glazing and CHAIN FREE



Property Description

PROPERTY DESCRIPTION

This immaculate family home is conveniently located in a small cul de sac of just 10 properties close to the village amenities.

Having been recently extended and modernised, this light and comfortable residence, presents itself in perfect order. The ground floor extension now provides a bright kitchen / dining room which will act as the hub of the family home. The modern kitchen offers a range of base and drawer units with an integrated oven / hob. Tri-folding doors invite you outside into the private, sunny gardens - perfect for some alfresco dining!

The ground floor accommodation is complete with a living room, utility, shower room and the fourth bedroom.

The first floor allows access to the remaining three bedrooms and the family bathroom.

The family bathroom, much like the ground floor shower room has been recently updated, and now offers a contemporary suite now comprising a shower over bath, hand wash basin and WC.

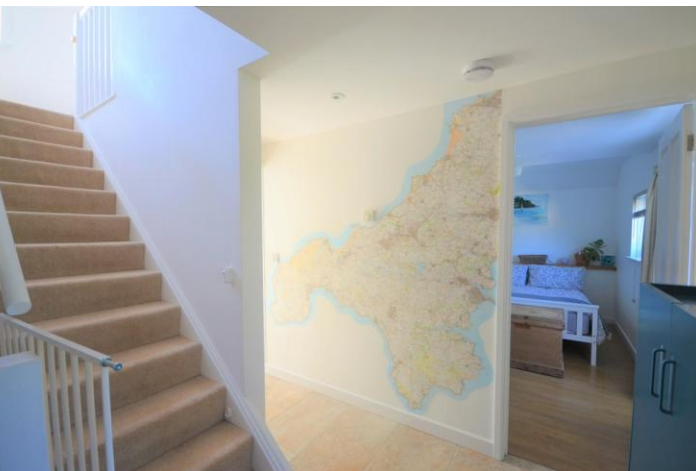
Externally the property offers driveway parking and a single garage. The gardens have been well loved and cared for by our clients and offer an array of beautiful plants and shrubs, all about to come into bloom and mature. The rear garden is almost completely private and enjoys a sunny aspect.

Viewing essential to appreciate all that is on offer.

LOCATION

Brecon Close is situated just off Trevaunance Road, being a short level walk from the centre of the village and just over half a mile (10 minutes walk) from the beach at Trevaunance cove.





St Agnes is a picturesque village situated on the spectacular north coast of Cornwall, in both an Area of Outstanding Natural Beauty and a World Heritage Site. The village is rich in history and has a thriving community all year round with a comprehensive range of independent shops and local businesses, many breathtaking walks along the beautiful unspoilt coastal pathways and scenic countryside walks that are so distinctive to the area.

St Agnes is fast becoming one of the most sought after destinations in mid Cornwall to live, own a second home or holiday due to its facilities and excellent communication links throughout Cornwall with the A30 just three miles away.

INFORMATION

Services: Mains water, electricity and drainage.
UPVC double glazing and oil fired central heating.
Superfast broadband is available in the area.

Local Schools: Primary - St Agnes, Mithian & Mount Hawke.
Secondary: - Truro, Newquay & Redruth.

ENTRANCE PORCH

HALLWAY

LIVING ROOM

17' 4" x 10' 5" (5.3m x 3.2m)

KITCHEN/DINER

16' 7" x 13' 10" (5.06m x 4.23m)

UTILITY

6' 4" x 4' 4" (1.94m x 1.33m)

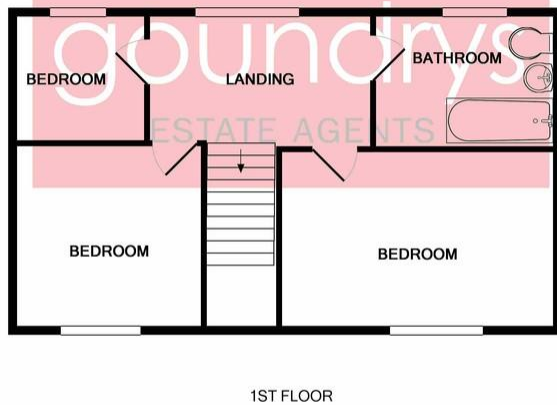
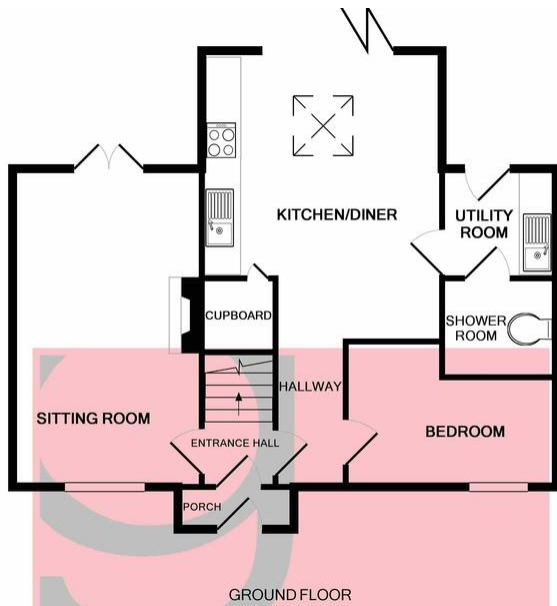
SHOWER ROOM

6' 4" x 4' 4" (1.95m x 1.34m)

BEDROOM

10' 0" x 13' 4" (3.06m x 4.08m) Max. L in shape.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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First Floor

BEDROOM

12' 5" x 10' 2" (3.8m x 3.1m)

BEDROOM

11' 9" x 9' 10" (3.6m x 3.0m)

BEDROOM

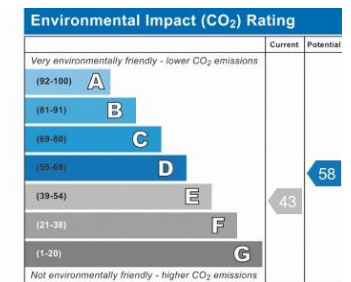
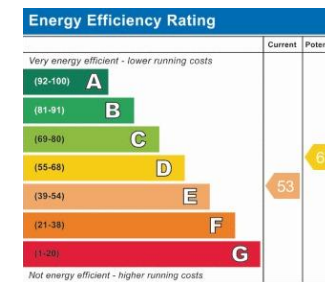
7' 6" x 7' 2" (2.3m x 2.2m)

BATHROOM

6' 10" x 6' 2" (2.1m x 1.9m)

DIRECTIONS

From the centre of the village, proceed along Vicarage Road and then through Churchtown, passing the church on the right, turn left into Trevaunance Road and continue along taking the second turning on the turn left into Brecon Close. This property can be found at the top on the left hand side.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements