



CHI AN DOWR, FALMOUTH  
GUIDE PRICE £395,000





**FULL DESCRIPTION** Superb three-bedroom detached house, set in a lovely location just minutes from Swanpool Beach. Offering spacious and comfortable living with no onward chain!

Upon entering you are met by an inviting entrance hall leading straight into the main bedroom on the right-hand side. Here the large window bathes the room in soft, natural light. This bedroom also benefits from an en-suite with a low-level W.C., wash hand basin, and a walk-in shower. To the left, you have some useful under-stair storage.



Moving up the stairs to the first floor on your left is the sociable kitchen/dining room. The kitchen has sleek countertops and ample storage space. The adjacent dining room has the back door offering access to the well-maintained large rear garden.

The first floor offers 2 more bright double bedrooms and fully equipped family bathroom and the main sitting room. Which offers comfortable and spacious living with French doors opening up to the Juliet balcony with stunning views.



To the rear of the property, you will find a large lawned garden which is privately enclosed and can offer an ideal space for relaxing with family and friends on summer days. To the front of the property, there is a paved driveway with ample space for up to two cars and a garage. This property also has side access to the left via a set of stairs to the rear garden.

Location:

Chi An Dowr is a gem of an address, tucked away in the quaint Swanvale area on the outskirts of lovely Falmouth. What makes this place truly special is its proximity to Swanpool Lake and a serene streamside path leading to the Nature Reserve and the beach. Another fantastic perk is having the convenient Co-op just a short stroll away, along with the other Boslowick shops and garage, not to mention the nearby Penmere railway station. Situated just off the Nature Reserve, it's only a delightful 10-minute walk to Swanpool and the beach and a 25-minute walk to Falmouth town and Gylly Beach.



**ENTRANCE HALL** A light introduction to the property. On your right is the door to the main bedroom. The carpeted staircase leads to first-floor landing. Ample space for storage, coats, and shoes.



**BEDROOM ONE** 7' 11" x 12' 5" (2.43m x 3.79m) As you step into the principal bedroom, you will be immediately struck by its generous size. There is a built-in storage under the stairs and a large double-glazed window allowing lots of natural light. Beige carpets and white walls. It also benefits from a fully equipped en-suite.

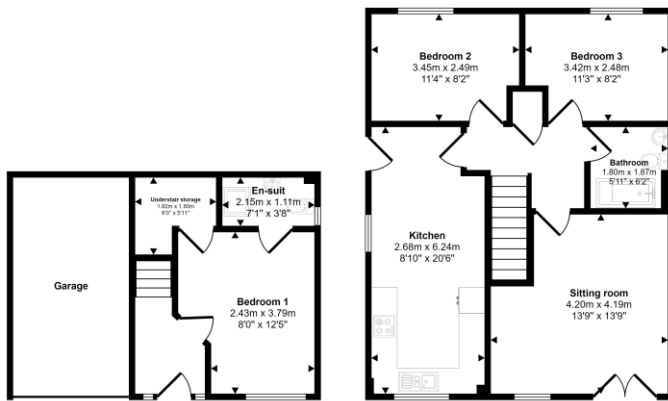
**EN-SUITE** 7' 0" x 3' 7" (2.15m x 1.11m) Coming off the principle bedroom this en-suit offers a handy walk-in shower with a sliding glass screen. White splashback tiles. A white full pedestal basin. A low-level w.c, Vinyl flooring and UPVC double-glazed frosted window.



**KITCHEN/DINER** 8' 9" x 20' 5" (2.68m x 6.24m) This kitchen features wooden floorboard effect vinyl flooring. As you enter the kitchen, you'll immediately notice the sleek cream cupboards and sleek worktops, a perfect combination of style and practicality. The stainless steel 4-ring gas hob, an



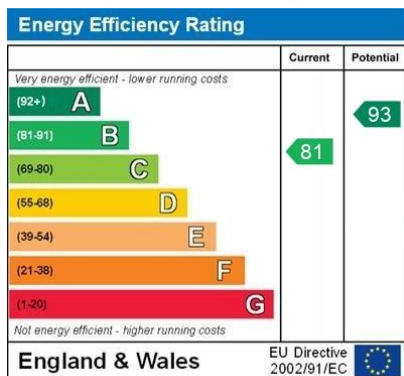
Approx Gross Internal Area  
98 sq m / 1051 sq ft



Ground Floor  
Approx 35 sq m / 382 sq ft

First Floor  
Approx 62 sq m / 670 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.



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integrated oven, and a stainless steel extractor fan are perfect for making meal preparation effortless.

The integrated fridge/freezer and integrated dishwasher ensure convenience and efficiency in everyday living. Mosaic splash back tiles and stainless steel sink with mixer tap and single drainer. UPVC double glazed window allows for lots of natural light to flood the room. In the dining area, you'll find a double-panel radiator and an uPVC double-glazed back door leading to the rear garden.

**BEDROM TWO** 11' 3" x 8' 2" (3.45m x 2.49m) The second bedroom is neutrally decorated, with white walls and a beige carpet. There is a upvc double glazed window overlooking the rear garden.

**BEDROOM THREE** 11' 2" x 8' 1" (3.42m x 2.48m) The third bedroom is also neutrally decorated, with white walls and a beige carpet. There is also an uPVC double-glazed window overlooking the rear garden. and panel radiator.

**BATHROOM** 5' 10" x 6' 1" (1.8m x 1.87m) The bathroom in this property separates the bedrooms from the sitting room. It is neutrally decorated with a black vinyl floor and cream/black mosaic effect tiles. There is a shower over the bath, and a chrome mixer tap, along with a white pedestal sink and white toilet. UPVC double-glazed frosted window. Panel radiator.

**SITTING ROOM** 13' 9" x 13' 8" (4.2m x 4.19m) As you walk into the spacious sitting room, you'll immediately notice the natural light pouring in from the French doors on the Juliet balcony and separate double-glazed window. There are TV aerial points for convenience, allowing you to set up the sitting room just to your liking. Beige carpets and mix between white and green walls. Two double panel radiators and a working gas fire place with a wooden mantle piece.

**GARAGE** This garage is the perfect space for storage, and parking.