



Lys An Dwr



# Lys An Dowl

41 Nansavallon Road, Truro, Cornwall, TR1 3JU

Truro 3 miles Falmouth 15 miles Perranporth Beach 10 miles

A beautifully presented detached reverse level family home close to the city with countryside views.

- Detached reverse level family home
- Open plan kitchen/dining/sitting Room
- Five bedrooms (One en-suite)
- Family bathroom and shower room
- Double garage
- Ample parking
- Gardens and summerhouse
- Balcony with countryside views

Guide Price £450,000

## SITUATION

The ancient port and market town of Truro situated in a valley at the head of the beautiful river bearing its name is dominated by the splendid three spired Cathedral standing at its heart. Forming the administrative and cultural centre of Cornwall, the city offers a comprehensive range of retail and leisure amenities together with the county's leading educational facilities.

Lys An Dowl is situated in a highly regarded residential area close to the centre of Truro with a wide variety of restaurants, bistros and pubs together with a cinema and the Hall for Cornwall with a changing programme of live music and theatre.

Public transport links are excellent with Truro having a main line rail connection to London Paddington and flights departing to international and domestic destinations from Newquay airport close to the north coast.



## DESCRIPTION

Built in 1970 this beautifully presented detached house offers contemporary, spacious reverse level accommodation with an open plan living area.

This delightful family home has oak doors and flooring, a welcoming hallway with cloaks cupboard and a galleried open staircase descending to the lower floor. A door leads into the integral double garage with staircase to a useful loft storage area.

The open plan family room incorporates a comprehensive kitchen with white Shaker style units including a dresser with glazed display cabinets and wine rack, a central island, walk-in pantry and integral appliances include a fridge, freezer, dishwasher and Toledo range cooker, glass splash back and extractor hood.

A window, French doors and bi-fold doors from the dining and sitting areas lead out on to the glazed balcony boasting magnificent views across the countryside. The sitting area features a circular wood burning stove.

The master bedroom has windows to the front, built in mirror wardrobes and an en-suite shower room. A cloakroom completes the accommodation on this level.

On the ground floor there are four double bedrooms, a family bathroom, a shower room and door to the side giving access to the rear garden.

## OUTSIDE

The property is approached over a driveway leading to the double garage. There is a gravelled hard standing area to the front allowing parking for up to seven vehicles. A gate at the side of the house leads to the rear garden with paved pathways leading through a chipped garden with raised beds, shrub and tree borders. There is a summerhouse with veranda and decked steps lead to the paved sun terraces.

## SERVICES

All mains services connected. Gas fired central heating.

## VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

## DIRECTIONS

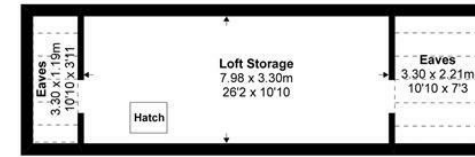
From our Truro office head up Lemon Street onto Falmouth Road. Turn right at the mini roundabout. Continue along this road crossing the next roundabout. Proceed through the traffic lights and at the next mini roundabout by the Dash shop turn left. Take the first turning right and proceed to the end where the road bends around to the left. The property will be evident on the right hand side after about 50 yards.



These particulars are a guide only and should not be relied upon for any purpose.

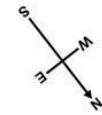
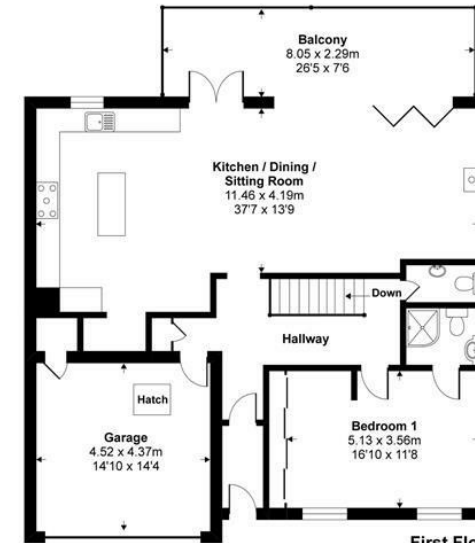


Approximate Area = 2150 sq ft / 199.7 sq m  
 Limited Use Area(s) = 129 sq ft / 12 sq m  
 Garage = 212 sq ft / 19.7 sq m  
 Total = 2491 sq ft / 231.4 sq m  
 For identification only - Not to scale

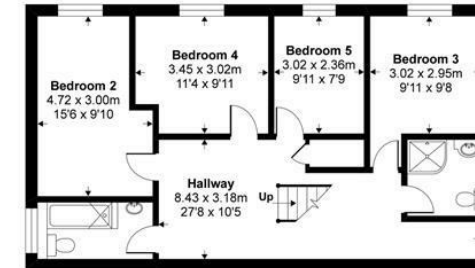


Denotes restricted head height

Second Floor



First Floor



Ground Floor

RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nychecom 2020. Produced for Stags. REF: 666548



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		74
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London