



**3 Gwendrona Close, Helston, TR13 8GP**

**£375,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

### 3 Gwendrona Close

- FOUR BEDROOM DETACHED BUNGALOW
- HIGHLY DESIRABLE RESIDENTIAL CUL-DE-SAC
- WELL PROPORTIONED ACCOMMODATION
- EN SUITE FACILITIES
- GARDENS & PARKING
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FREEHOLD
- COUNCIL TAX D
- EPC C76

Nestled within the highly desirable residential cul-de-sac of Gwendrona Close, this beautifully proportioned four bedroom bungalow offers versatile and well presented accommodation.

The property, which benefits from mains gas central heating and double glazing, enjoys a generous and predominately level rear garden together with a delightful conservatory. Further highlights include off road parking and a spacious principle bedroom with en suite facilities.

In brief, the accommodation comprises a hall, lounge, kitchen/diner, utility room, W.C., bathroom and four bedrooms the master of which benefits from an en suite shower room. To the outside of the property is a large rear garden which boasts well established plants and shrubs, has a pleasant patio area which would seem ideal for alfresco dining. There is also a useful shed. To the front of the property is a parking area.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







#### **DOOR TO**

#### **HALL**

With tiled floor, access to the loft, two built-in cupboards, one of which having shelving and housing the boiler, doors to all bedrooms, bathroom, kitchen/diner and

#### **LOUNGE 16'3" x 13'9" (narrowing to 12'3") (4.95m x 4.19m (narrowing to 3.73m))**

With outlook to the front and having a feature fireplace with hearth and surround housing a gas fire.

#### **KITCHEN/DINER 18'3" x 10'3" (5.56m x 3.12m)**

A good size kitchen/diner with outlook to the side and having a tiled floor. The kitchen area comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for an oven with hood over, dishwasher, space for floor standing fridge freezer and the kitchen also provides a central breakfast bar area. Door to

#### **UTILITY ROOM 8'6" x 4'9" (2.59m x 1.45m )**

Comprising working top surfaces incorporating a sink unit, cupboards and drawers under and wall cupboards over. There is a window to the side, tiled floor and door to the outside. Door to the inner hall, door to bedroom four and door to

#### **W.C.**

Comprising a close coupled W.C. and wash basin with cupboards under. There is a heated towel rail, partially tiled walls and a frosted window.

**BEDROOM FOUR 11'6" x 8'6" (3.51m x 2.59m)**

With outlook to the front and a door to the outside. There is a sink unit with drainer with cupboards and drawers under and wall cupboards over the room has partially tiled walls.

**BATHROOM**

Accessed from the hallway and comprising a corner jacuzzi style bath with mixer tap, flexible shower hose and shower over, close coupled W.C. and a wash basin with surround and cupboards under. There are partially tiled walls, tiled floor and a frosted window to the rear.

**MASTER BEDROOM 10'3" x 10' (plus door recess) (3.12m x 3.05m (plus door recess))**

Having built-in wardrobes, tiled floor and an outlook to the side. Door to

**EN SUITE**

Comprising a shower cubicle, close coupled W.C. and a wash basin with surround and cupboards under. There is a tiled floor, tiled walls, heated towel rail and a frosted window to the side.

**BEDROOM TWO 9'3" x 8'6" (2.82m x 2.59m)**

With outlook to the front, having a tiled floor and built-in wardrobes.

**BEDROOM THREE 11' x 7'3" (plus door recess) (3.35m x 2.21m (plus door recess))**

Having built-in wardrobes, tiled floor and door to

**CONSERVATORY 9'9" x 7'9" (2.97m x 2.36m)**

A triple aspect room with outlook over the garden. There is a tiled floor and French doors to the outside.

**SERVICES**

Mains water, drainage, gas and electric.





#### **OUTSIDE**

To the rear of the property is a good size garden which is relatively level and boasts well established plants and shrubs. There is a low maintenance patio area which would seem ideal for alfresco dining and entertaining and the rear garden also plays host to a useful shed. To the front of the property is a useful parking area.

#### **WHAT3WORDS**

cornfield.baseline.canoe

#### **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

#### **COUNCIL TAX**

Council Tax Band D.

#### **DATE DETAILS PREPARED.**

7th January 2026.

#### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -

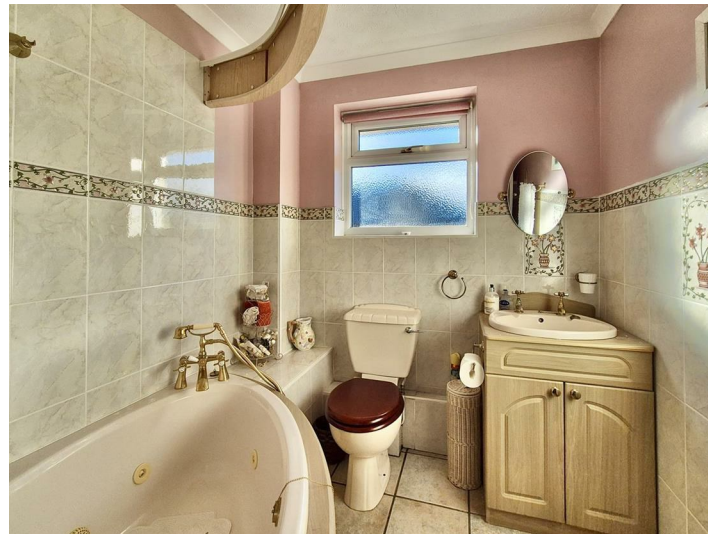
<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

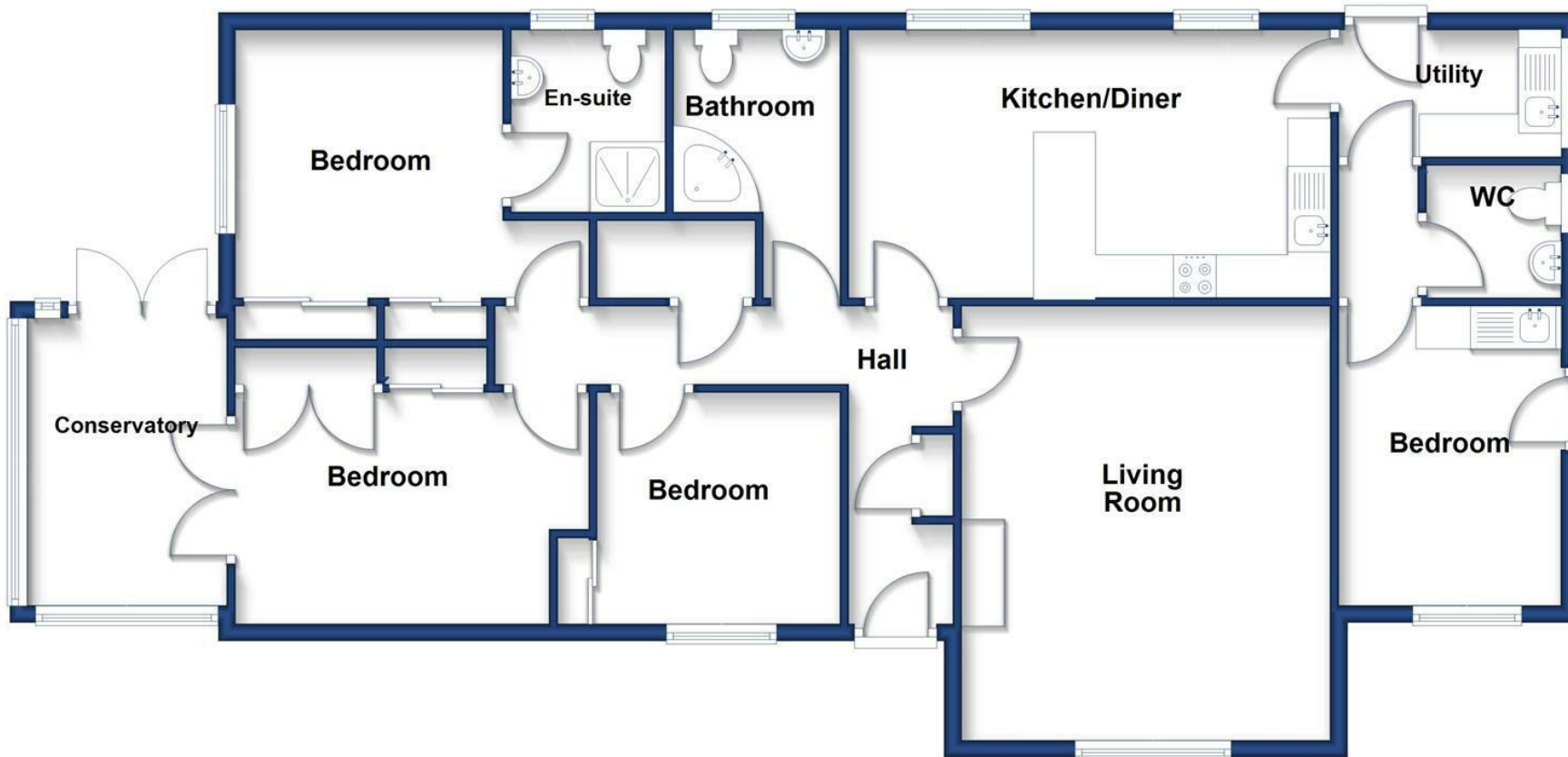
#### **PROOF OF FINANCE - PURCHASERS**

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



### Ground Floor

Approx. 121.3 sq. metres (1305.8 sq. feet)



Total area: approx. 121.3 sq. metres (1305.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other figures or fittings. Gardens, roof terraces, balconies and courtyards as well as fixtures and fittings cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



## Christophers Estate Agents

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