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**Connor Downs,  
Hayle**

**£275,000  
Freehold**







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### Property Introduction

This well presented three bed roomed semi- detached home is offered to the market with NO CHAIN.

The accommodation briefly comprises living room, kitchen/diner and garden room on the ground floor with three bedrooms and the family bathroom located upstairs.

There are generous gardens to both front and rear.

The property boasts off road parking and a garage.

The property is double glazed and warmed via gas central heating.

### Location

The property is situated in the popular residential area of Tresdale Parc in Connor Downs. Connor Downs is a village in the civil parish of Gwinear-Gwithian It is situated approximately two miles east of Hayle and about two miles southeast Gwithian Churchtown.

The village straddles the old course of the A30 road but has now been bypassed and the new road passes to the north. Facilities include a school (Connor Downs Primary School), a spar petrol station, a pub, a Sunday school and a garage.

### ACCOMMODATION COMPRISES

Glazed panel front door to:-

### ENTRANCE HALL

Stairs rising to first floor. Door to:-

### LIVING ROOM 14' 2" x 13' 9" (4.31m x 4.19m) maximum measurements

Feature open fireplace with tiled hearth and surround. Double glazed window to front. Radiator. Door to:-

### **KITCHEN/DINER 16' 10" x 9' 4" (5.13m x 2.84m)**

Fitted with a matching range of wall and base cupboards with roll edge work surfaces over incorporating sink and drainer. Space for cooker. Space for washing machine. Wall mounted gas combination boiler. Two double glazed windows to rear. Radiator. Understairs cupboard housing consumer unit. Door to:-

### **GARDEN ROOM 10' 2" x 6' 1" (3.10m x 1.85m)**

Double glazed windows to front and side. Door to rear garden. From entrance hall stairs rising to:-

### **FIRST FLOOR LANDING**

Access hatch to loft. Doors off to:-

### **BEDROOM ONE 12' 3" x 9' 11" (3.73m x 3.02m) maximum measurements**

Double glazed window to rear. Radiator.

### **BEDROOM TWO 11' 6" x 9' 11" (3.50m x 3.02m)**

Double glazed window to front. Radiator.

### **BEDROOM THREE 8' 6" x 6' 7" (2.59m x 2.01m)**

Double glazed window to front. Radiator.

### **BATHROOM**

Fitted with a modern white suite comprising panelled bath with electric shower over, pedestal wash hand basin and close coupled WC. Obscure double glazed window to rear.

### **OUTSIDE**

To the front of the property there is a good sized lawned garden with a variety of plants, trees and shrubs. A side access path leads to the rear garden which again is generous and mainly gravelled for ease of maintenance and enclosed by walling and fencing. Here one will find a courtesy door to the:-

### **GARAGE 18' 1" x 9' 1" (5.51m x 2.77m)**

With metal up and over door. Power connected. In front of the garage there is an off-road parking space.

### **SERVICES**

Services connected are mains electricity, mains drainage, mains water and mains gas.

### **AGENT'S NOTE**

The Council Tax band for the property is band 'C'.

### **DIRECTIONS**

At Hayle roundabout, take the first exit and continue past the garage on you left towards the village of Connor Downs. Continue past The Turnpike Inn and take the second right turning into Tresdale park. Take the next right hand turn and the property will be seen after a short distance on the right hand side. If using What3words topmost.revisits.apart



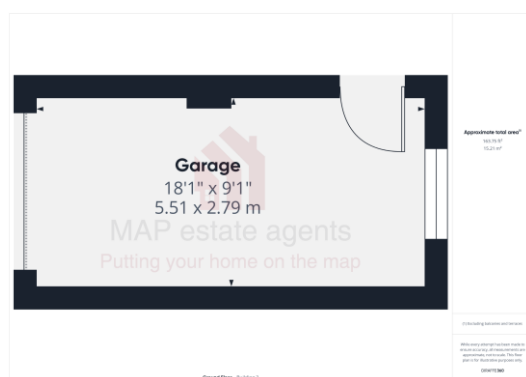
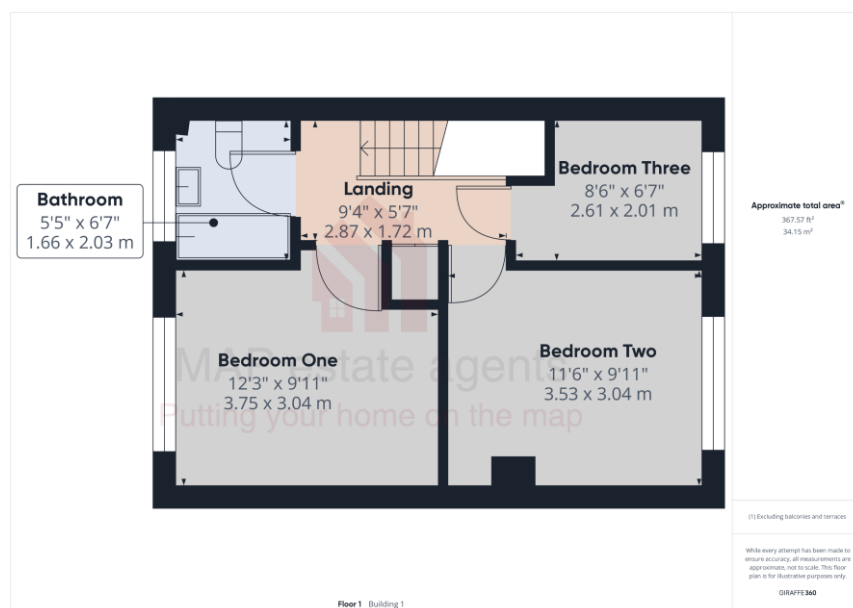
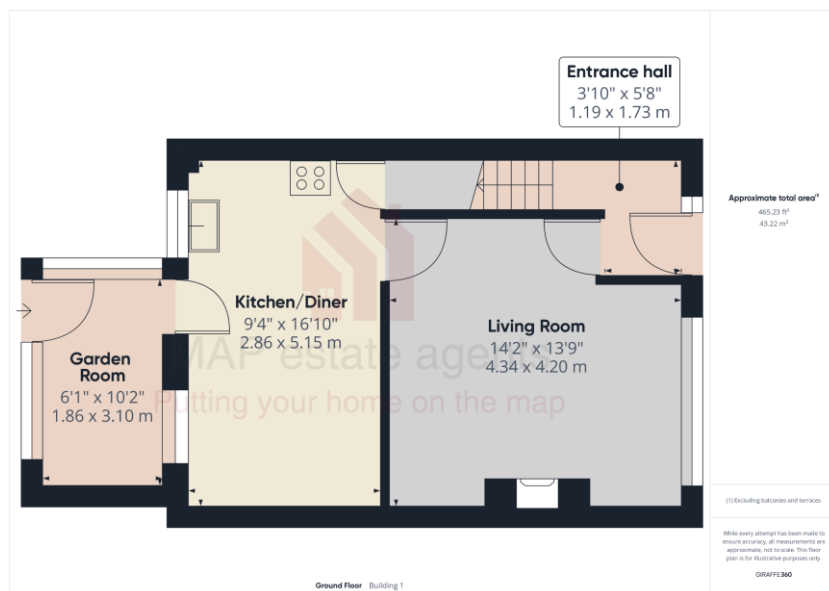
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	73	86

England & Wales EU Directive 2002/91/EC



## MAP's top reasons to view this home

- Spacious family home
- Three bedrooms
- Garden room
- Double glazing
- Gas central heating
- Gardens to front and rear
- Off-road parking
- Garage
- Close to local amenities
- No forward chain



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