



**MAP estate agents**  
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**Albertus Road,  
Hayle**

**Offers Over £360,000  
Freehold**





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## **Property Introduction**

This link-detached bungalow offers well appointed accommodation briefly comprising large entrance hall (previously third bedroom), living room, kitchen, two double bedrooms and a wet room.

To the front of the property there is ample driveway parking leading to the garage.

With gardens to front and rear, gas central heating and double glazing, we strongly recommend an early appointment to view.

## **Location**

Hayle is a popular town boasting three miles of golden sands and impressive sand dunes.

There is easy access to the A30 trunk road which is approximately half a mile away. There are Primary and Secondary schools nearby along with a wide range of independent shops and supermarkets.

St Ives lies approximately four miles distant and is a popular seaside resort with an impressive harbour and is home to The Tate Gallery.

### **ACCOMMODATION COMPRISES**

Glazed panel front door to:-

#### **ENTRANCE HALL 12' 6" x 10' 11" (3.81m x 3.32m)**

(Previously incorporating third bedroom). Double glazed window to side. Cupboard housing gas combination boiler. Access to loft. Radiator.

#### **LIVING ROOM 22' 9" x 14' 8" (6.93m x 4.47m) L-shaped, maximum measurements**

Double glazed French doors to rear garden. Double glazed window to rear. Electric fire on slate hearth with wooden mantel over. Two radiators. Television point.



### **KITCHEN 10' 0" x 9' 10" (3.05m x 2.99m)**

Fitted with a matching range of wall and base cupboards with roll edge worksurfaces over. Space for cooker. Space and plumbing for washing machine. Space for fridge/freezer. Complementary wall tiling. Double glazed window to side. Double glazed door to side.

### **BEDROOM ONE 12' 7" x 10' 7" (3.83m x 3.22m) maximum measurements**

Double glazed window to front. Radiator.

### **BEDROOM TWO 10' 7" x 9' 10" (3.22m x 2.99m)**

Double glazed window to front. Radiator.

### **WET ROOM**

Wall mounted electric shower. Low level WC. Wall mounted wash hand basin. Obscure double glazed window to rear.

### **OUTSIDE FRONT**

To the front the property is mainly laid to lawn and there is driveway parking leading to the:

### **REAR GARDEN**

Generous patio seating which is walled offering a good degree of privacy. The vendor is in the process of re-turfing the garden. There is a gated side access and outside tap.

### **GARAGE 17' 5" x 8' 3" (5.30m x 2.51m)**

With metal up and over door. Power and light connected. Courtesy door to rear.

### **SERVICES**

Mains electricity, water, drainage and gas.

### **AGENT'S NOTE**

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

### **DIRECTIONS**

From Foundry Square, proceed up Foundry Hill and turn left on to Trelissick Road. Take the turning left just past the Bird in Hand pub on to Albertus Gardens and the turn right on to Albertus Road. Take the next right and the property will be found on the left hand side. If using What3words states.robots.glue



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Link-detached bungalow
- Sought after residential area
- Gardens to front and rear
- Potential to re-instate third bedroom
- Gas central heating
- Double glazed
- Generous living room
- Two double bedrooms
- Garage and driveway parking
- Viewing recommended



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