



MAP estate agents
Putting your home on the map

**Gwithian Road,
Connor Downs, Hayle**

Guide Price £395,000
Freehold





**Gwithian Road,
Connor Downs, Hayle**

**Guide Price £395,000
Freehold**

Property Introduction

Offered to the market with no forward chain, this spacious, well presented bungalow boasts a garage, driveway parking and a low maintenance walled rear garden.

Inside, one will find a lovely living room with feature vaulted ceiling, a generous kitchen, three double bedrooms and a contemporary styled shower room.

The bungalow is double glazed and warmed via mains gas central heating.

Viewing highly recommended.

Location

The village of Connor Downs is within a short drive of Hayle and Camborne and within easy access to the A30 trunk road. Connor Downs has a lovely community feel with the hub being the Turnpike Inn Public House. There is a primary school, doctor's surgery, garage with convenience store and close by, one will find Trevaskis Farm complex with a restaurant where one can pick your own fruit and vegetables and there is also a farm shop.

The nearby town of Hayle is approximately two miles distant and here, one will find primary and secondary schooling, a great range of mainly independent shops, restaurants and cafes along with an 'Asda' superstore. Famed for its three miles of beach, Hayle has one of the best beaches in the South West bordered by the estuary and at low tide is nearly a quarter of a mile wide. There is a mainline Railway Station in Hayle which provides direct access to Truro and London Paddington or Penzance in the other direction.

ACCOMMODATION COMPRISES

Double glazed panel front door opening to:-

ENTRANCE HALL

Laminate flooring. Radiator. Smoke alarm. Doors to:-

LIVING ROOM 15' 8" x 11' 2" (4.77m x 3.40m) plus door recess

A lovely light and airy living space with feature vaulted ceiling. Double glazed window to front and side. Radiator. Recess for electric fire with wooden mantel over.

KITCHEN/DINER 12' 0" x 9' 10" (3.65m x 2.99m)

Fitted with a matching range of wall and base cupboards with roll edge worksurfaces over incorporating a one and a half bowl single drainer sink unit with mixer tap over. Space for cooker, space and plumbing for washing machine. Laminated flooring. Complementary wall tiling. Double glazed window to rear. Double glazed door to rear garden.

BEDROOM ONE 10' 9" x 9' 10" (3.27m x 2.99m)

Double glazed window to rear. Radiator.

BEDROOM TWO 12' 11" x 9' 11" (3.93m x 3.02m)

Double glazed window to rear. Radiator.

BEDROOM THREE 10' 6" x 9' 10" (3.20m x 2.99m)

Double glazed window to front. Radiator.

SHOWER ROOM

Independent shower cubicle with curved glazed screen housing mains fed shower unit, concealed cistern WC and wash hand basin inset to vanity unit with cupboard below. Heated towel rail. Tiled flooring. Obscure double glazed window to rear.

OUTSIDE FRONT

The property is approached via an open plan lawned garden area where to the right hand side of the garden there is driveway parking for a car leading to the semi-detached garage.

GARAGE 16' 0" x 8' 5" (4.87m x 2.56m)

Having a roller door and a pedestrian courtesy door to rear. Window to rear

REAR AND SIDE GARDEN

The walled rear garden offers a good degree of privacy and incorporates a lawn and patio seating area perfect for outside entertaining. To the side of the property there is a further paved garden with a raised border and outside tap.

SERVICES

Mains electricity, water, drainage and mains gas.

AGENT'S NOTE

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

DIRECTIONS

From Hayle at the roundabout take the second exit on to Carwin Rise. Proceed through the village of Connor Downs and at the village limits turn left on to Gwithian Road. Take the next turning left to Kensa Way and the property will be seen on the right hand side. If using What3words:- extremes.attending.plugs

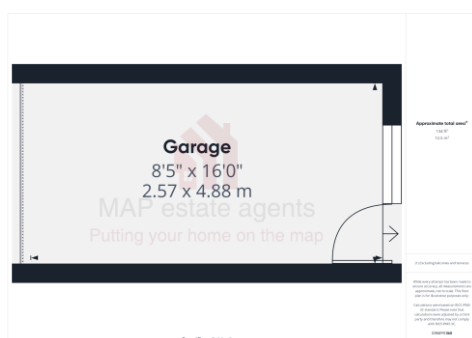
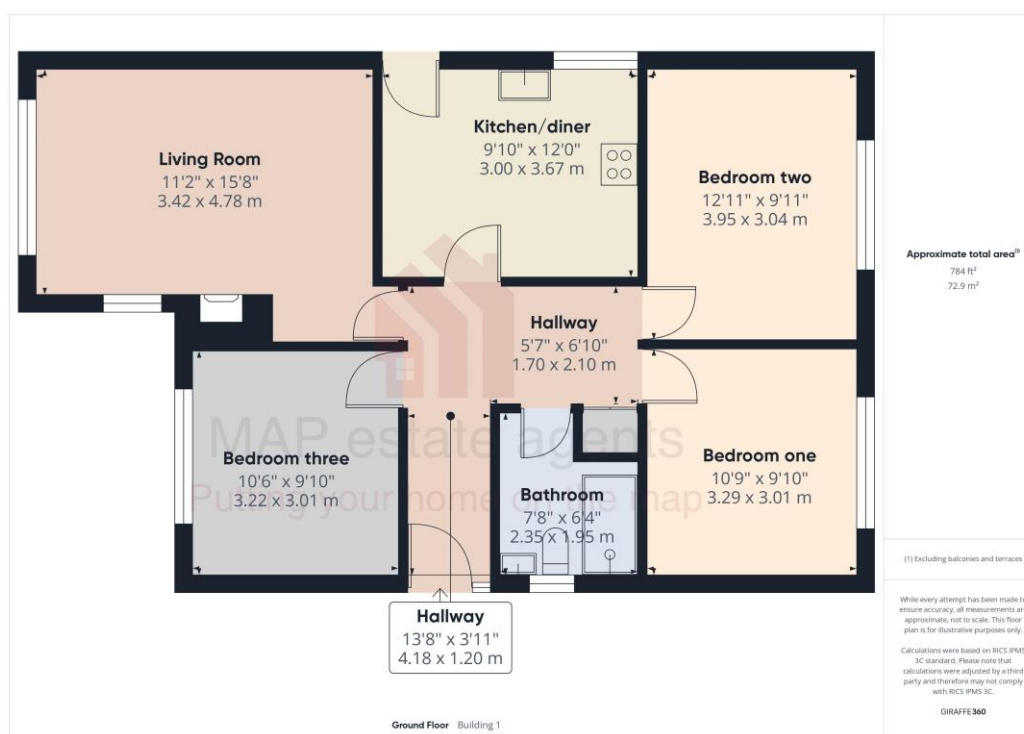


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	84
EU Directive 2002/91/EC			



MAP's top reasons to view this home

- Detached bungalow
- Three double bedrooms
- Living room with vaulted ceiling
- Gas central heating
- Double glazing
- Garage
- Driveway parking
- Enclosed rear garden
- Level plot
- Offered for sale chain free



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.