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**Angarrack,
Hayle**

**£250,000
Freehold**





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Property Introduction

This two bedroom home is offered for sale in excellent decorative order.

On the ground floor, there is an open-plan living/kitchen arrangement whilst on the first floor are two bedrooms and the family bathroom.

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

To the front there is off-road parking and a large shed for storage whilst to the rear, there is an enclosed courtyard style garden.

In summary, a little gem of a home in a great village location.

Location

Situated in the heart of Angarrack which is a small and friendly village, featuring a Public House and is also famous for its Christmas lights which are assembled by volunteers each year and visited by thousands of people. The village is on the outskirts of Hayle and has easy access to the A30 trunk road which is approximately half a mile away.

Hayle has a wide range of independent retail outlets along with a choice of supermarkets. Primary and secondary schooling is also available. Hayle is also famous for its three miles of golden sands with impressive sand dunes which provide endless walks with amazing views.

ACCOMMODATION COMPRISES

Double glazed panelled door to:-

OPEN-PLAN LOUNGE/KITCHEN/DINER 18' 2" x 17' 6"
(5.53m x 5.33m)

KITCHEN/DINING AREA

Double glazed window and door to the rear courtyard. Fitted with a light wood effect range of wall and base units having adjoining roll top edge working surfaces and incorporating an inset one and a half bowl stainless steel sink unit with mixer tap, stainless steel eye level electric oven, inset hob and space and plumbing for an

automatic washing machine. Space for fridge/freezer, laminate flooring and complementary wall tiling.

LIVING AREA

Double glazed window to the front. Feature log burner with slate hearth, Television point and laminate flooring. Dog leg stairs to:-

HALF LANDING

Double glazed window to the rear.

FIRST FLOOR LANDING

Loft hatch with fold-down ladder to:-

BOARDED LOFT SPACE 15' 10" x 11' 4" (4.82m x 3.45m) plus recess, restricted headroom

'Velux' window to the rear.

BATHROOM

Obscure glass double glazed window to the rear. Fitted with a modern white suite comprising of a panelled bath with mains fed shower over, pedestal wash hand basin and close coupled WC. Heated towel rail and complementary wall tiling.

BEDROOM ONE 12' 5" x 9' 5" (3.78m x 2.87m)

Double glazed window to the front. Built-in cupboard with hanging rail and radiator.

BEDROOM TWO 9' 8" x 8' 4" (2.94m x 2.54m)

Double glazed window to the front. Radiator.

OUTSIDE FRONT

To the front of the property, there is off-road parking and a useful storage shed.

REAR

To the rear, one will find an enclosed courtyard style garden with an external water supply.

SERVICES

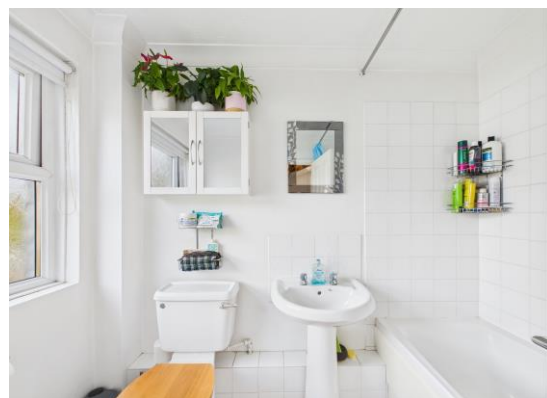
Mains water, mains electricity, mains drainage and LPG gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

From Hayle Rugby Club, proceed southerly along Grist Lane towards Angarrack. Upon reaching the crossroads, continue straight and Riverside Mews will be on your right-hand side. If using What3words: chap.repair.unto

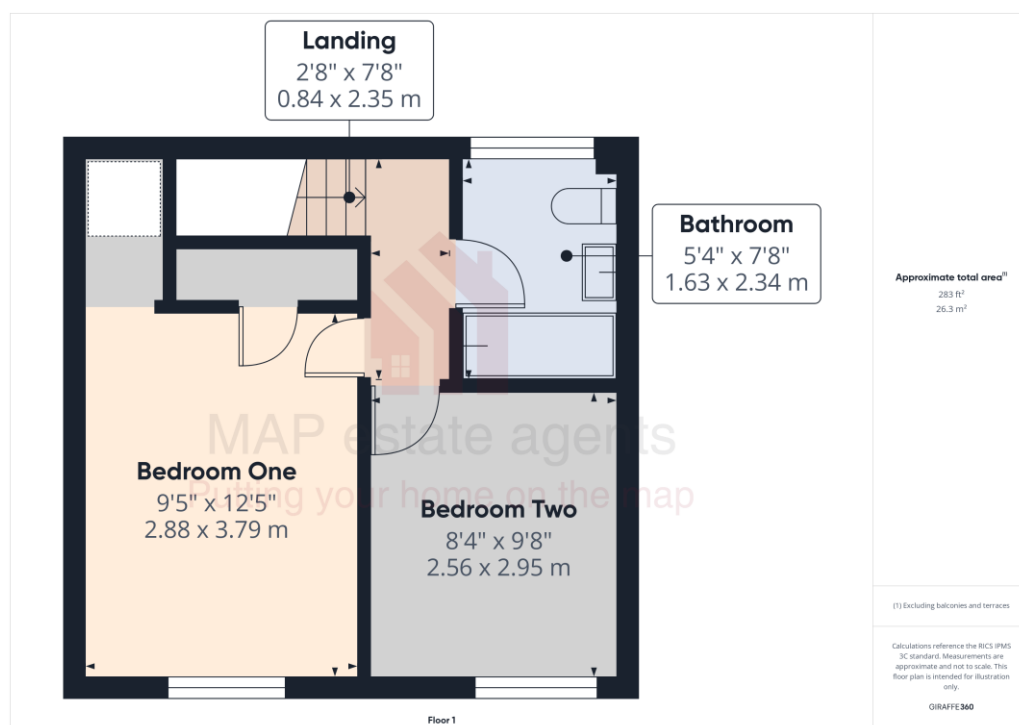


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		58
	16	
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Village location
- Two bedrooms
- Open plan living arrangement
- Very well presented accommodation
- Off-road parking
- Double glazing
- Gas central heating
- Courtyard style garden with large storage shed



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