

16 ROS LYN

Carbis Bay, St. Ives, TR26 2QE

Price: £499,950



CROSS ESTATES

www.crossestates.co.uk

SUPERB DETACHED 3 BEDROOM (MAIN EN-SUITE) BUNGALOW THAT HAS BEEN UPGRADED, EXTENDED AND ENHANCED BY THE PRESENT VENDORS TO PRODUCE WHAT WE BELIEVE IS ONE THE BEST PROPERTIES IN THIS AREA WE HAVE SEEN IN A LOG WHILE. AMAZING OPEN PLAN LIVING ROOM, LUXURY BATHROOM AND STUNNING LOW MAINTENANCE GARDENS ALONG WITH AMPLE OFF ROAD PARKING AND GARAGE





Welcome to this beautiful 3-bedroom (one en-suite) detached bungalow located within one of Carbis Bay's most popular residential areas. This super, extended, and refurbished property is a true gem. Step inside and be greeted by an incredibly stylish interior boasting exquisite features such as engineered oak flooring and oak doors. The luxury extends to the bathroom, offering a haven of relaxation. The open plan living room is a showstopper, featuring a modern fitted kitchen and a spacious lounge area. The highlight of this space is the triple fold doors that effortlessly open onto a sun deck, inviting the outdoors in and creating a seamless flow between indoor and outdoor living. The attention to detail continues outside, where the gardens have been upgraded to perfection. A large artificial lawn provides a low-maintenance yet luscious green space, while a patio area offers the perfect spot for al fresco dining and entertaining. Access to the single garage adds convenience to this already impressive property. As mentioned, a large single garage and ample off road parking compliment this property. This stunning bungalow is truly a must-see. We highly

ENTRANCE HALLWAY

Engineered oak flooring, power points, underfloor heating, oak sliding doors opening to a cloaks and storage cupboard also housing the gas boiler, doors to

BEDROOM TWO 10' 6" x 9' 6" (3.2m x 2.9m)

Engineered oak flooring, UPVC double glazed window to the front, ample power points, TV point, underfloor heating with room thermostat

BEDROOM ONE 16' 9" x 10' 2" (5.1m x 3.1m) max

Super double en-suite bedroom with engineered oak flooring throughout, UPVC double glazed window to the front, ample

power points, TV point, underfloor heating with room thermostat, oak door to

EN-SUITE

Fully ceramic tiled, close coupled WC, stone wash hand basin onset wood plinth and storage, heated towel rail, walk in shower cubicle with mains fed shower inset, UPVC double glazed window to the side

BEDROOM THREE 8' 6" x 5' 7" (2.6m x 1.7m)

Engineers oak flooring with underfloor heating and room thermostat, power points, TV point, UPVC double glazed window to the side

BATHROOM

As bathrooms go, you'll not get much better than this. Large luxury bathroom, fully tiled floor and walls with ceramic 'Dellabole' effect tiling. UPVC double glazed window to the side, inset ceiling LED lighting with 2 further wall lights, free standing double ended deep bath with central taps, heated towel rail, stone wash hand basin with wall mounted mixer taps onset a handcrafted original top, close coupled WC, large walk in shower cubicle with mains fed shower and detachable and rainfall head.

LIVING ROOM 22' 5" x 19' 8" (6.83m x 5.99m)

Having the 'Wow' factor, this is a large, light bright and open room with plenty of space. Engineered light oak flooring throughout. The Kitchen comprises an excellent range of modern dark grey eye and base level units with ample granite worktop surfaces over. 5 ring gas hob with extractor fan over with microwave and double electric and oven and grill, inset sink unit and mixer taps over, integrated fridge freezer and dishwasher, large central island with further cupboard space, wine rack and wine cooler with space for seating on the breakfast bar area with 3 pendant lights above. There is a dining area with room for dining table and chairs. The lounge area comprises space for wall mounted TV, large central lantern skylight, tri-fold doors opening out to the sun deck and garden, ample power points, underfloor heating with thermostat.

OUTSIDE

Externally, the current vendors have also enhanced this space to provide a private, low maintenance and useable all year space that feels like an extension of the accommodation.. With composite large sun deck accessed directly from the living room with steps down to the central garden which consists a large artificial lawn and large patio space which currently has room

for numerous outdoor seating and dining along with a possible hot tub (there is currently one there but is the owners). The patio carries along to the side of the property with door access to the garage. To the front of the property is ample off road parking for numerous vehicles on a gravelled driveway

GARAGE 17' 5" x 9' 6" (5.3m x 2.9m)

Electric door, power connected. There is plumbing for a washing machine and space for dryer.

TENURE

Freehold

EPC

TBC

COUNCIL TAX

Currently exempt - SBRR

FLOOD RISK

Surface water and drainage - Very Low Risk Sea and River - Very Low Risk

SERVICES

Mains metered water, mains drainage, mains electricity, mains gas which also fires the hot water and underfloor heating. Boradband is connected to the property

PARKING

There is ample off road parking at the property

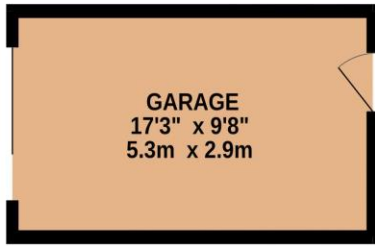
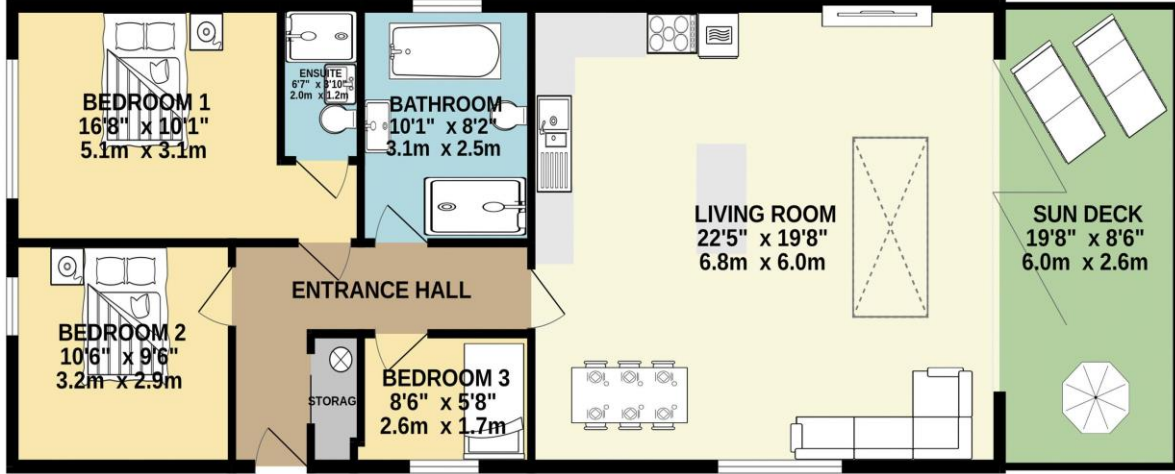
CONSTRUCTION

Standard construction



16 ROS LYN, Carbis Bay, St. Ives, TR26 2QE

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

The Property Misdescriptions Act 1991: Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included; they must be available by separate negotiation.

The Data Protection Act 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

westcountry team
PROPERTY SHARING EXPERTS

The Property Ombudsman SALES
OFT
Approved code



C475 Printed by Ravensworth 01670 706868