



Forth An Tewennow

Phillack

Hayle

TR27 4QE

Price Guide £499,950

- SPACIOUS DETACHED BUNGALOW
- 3/4 BEDROOMS
- WELL PRESENTED
- HIGHLY DESIRABLE LOCATION
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- PRIVATE DRIVEWAY PARKING AND GARAGE
- LOW MAINTENANCE GARDENS



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - E



#### ENTRANCE PORCH

Tiled flooring, window and door to the front, door to main hall.

#### HALLWAY

A good size hallway with radiator, three built in storage cupboards.

#### UTILITY ROOM

Fitted work surface and shelving, recess for washing machine and tumble dryer.

#### LOUNGE

19'1 x 13'8 (5.82m x 4.17m)

Two UPVC double glazed sliding doors to the rear, two radiators, internal window to the hallway, door to dining room/bedroom 4.

#### DINING ROOM/BED 4

8'11 x 7'9 (2.72m x 2.36m)

UPVC double glazed sliding doors leading to the rear, radiator.

#### KITCHEN

18'10 x 11'2 (5.74m x 3.40m)

A modern kitchen comprising a one and half bowl sink unit with adjoining work surfaces, further range of matching base and eye level units with integral oven, microwave, dishwasher and fridge freezer, extensive range of fitted base and eye level units, central island with electric hob, tiled flooring, space for dining table, radiator, tiled flooring, UPVC double glazed window to the side, double doors to the rear leading to the conservatory.

#### CONSERVATORY

18'10 x 10'1 (5.74m x 3.07m)

UPVC double glazed windows on three sides under a pitched roof, two radiators, tiled flooring, electric fire, double doors leading to the garden.

#### BATHROOM

11'2 x 5'7 (3.40m x 1.70m)

Panelled bath with shower over, pedestal wash hand basin, low level w.c, bidet, heated towel rail, tiled flooring, UPVC double glazed window to the side.

#### BEDROOM 1 EN-SUITE

12'1 x 8'11 (3.68m x 2.72m)

UPVC double glazed window to the front, radiator, extensive range of fitted wardrobes, door to en-suite.

#### EN-SUITE

Shower cubicle with electric shower over, low level w.c, wash hand basin, tiled flooring, UPVC double glazed frosted window to the side.

#### BEDROOM 2

11'0 x 6'7 (3.35m x 2.01m)

UPVC double glazed window to the front, radiator, fitted wardrobe and eye units.

#### BEDROOM 3

10'8 x 7'6 (3.25m x 2.29m)

Radiator, UPVC double glazed window to the side.

#### GARAGE

16'8 x 8'11 (5.08m x 2.72m)

Metal up and over door, light and power connected, door to the side.

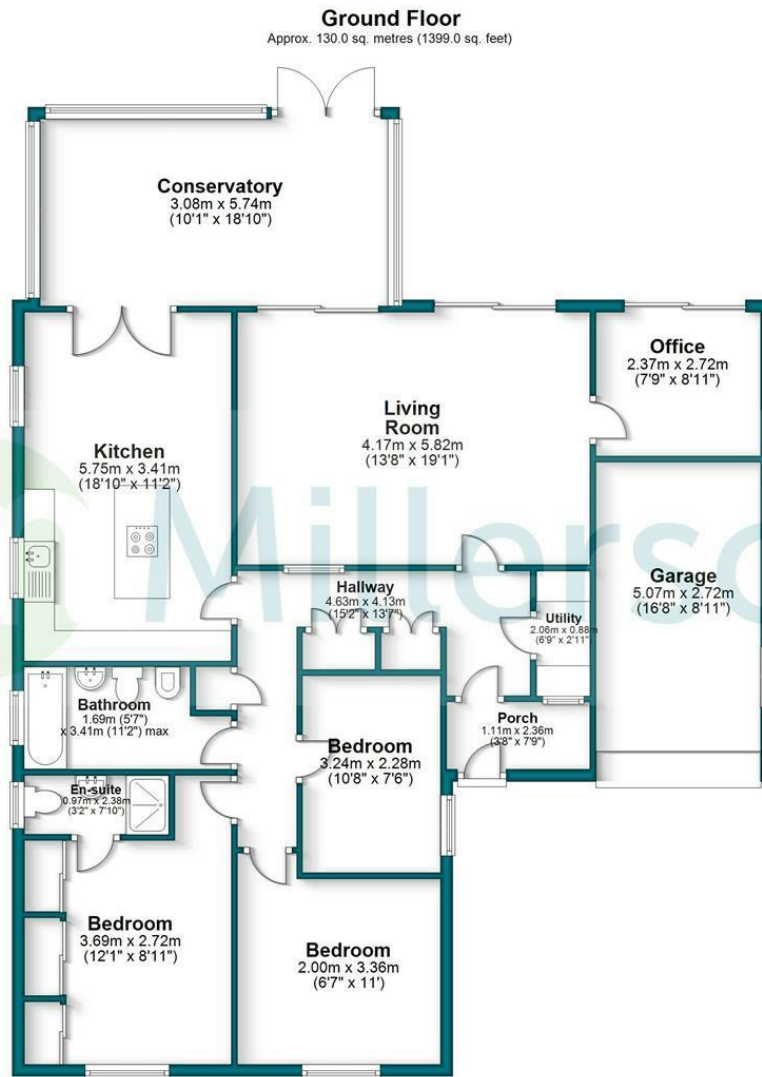
#### PARKING

At the front of the bungalow there is bricked paved driveway parking for 3/4 vehicles.

#### GARDENS

The front and rear gardens have been landscaped for ease of maintenance in mind. At the front there is a patio area bordered by a selection of mature shrubs. There is gated access on both sides of the bungalow leads to a good size patio garden that is well enclosed and offers a good degree of seclusion and privacy.





Total area: approx. 130.0 sq. metres (1399.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Contact Us

Millerson Estate Agents  
50 Fore Street  
Hayle  
Cornwall  
TR27 4DY  
E: hayle@millerson.com  
T: 01736 754115  
www.millerson.com

## Valuation Request

