



Carnhell Road

Gwinear

Hayle

TR27 5LB

Asking Price £400,000

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- ATTIC ROOM
- GARAGE AND DRIVEWAY PARKING
- SPACIOUS LIVING ACCCOMMODATION
- OFFERED FOR SALE IN GOOD DECORATIVE ORDER
- INTERNAL VIEWING RECOMMENDED



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 1388.54 sq ft



Obscure double glazed entrance door into....

ENTRANCE PORCH

Double glazed window to front. Feature resin flooring with inset vinyl records. Obscure glazed door into....

ENTRANCE VESTIBULE

Tiled flooring. Feature wood clad walling. Obscure glazed door into....

ENTRANCE HALLWAY

Fitted carpet. Carpeted stairs to first floor with useful understairs storage. Radiator. Door to.....

LOUNGE

13'6" x (4.11m x)

Double glazed bay window to front. Feature coal effect gas fire on granite hearth and surround with wooden mantle over. Inset fish tank, Radiator. Picture rail. Fitted carpet.

RECEPTION ROOM 2

10'11 x 10'1 (3.33m x 3.07m)

Double glazed window to rear. Recessed shelving. Laminate flooring.

OPEN PLAN KITCHEN/DINER

18'4 x 12'5 (maximum measurement) (5.59m x 3.78m (maximum measurement))

Double glazed windows to side and rear. Fitted with a range of shaker style base and wall units. 4 ring gas hob with tiled splashback. Double oven. Space for fridge freezer and washing machine. Laminate flooring. Inset spot lights.

Double glazed window to rear. Gas boiler. Laminate flooring. Door into....

WC

4 x 3'1 (1.22m x 0.94m)

Obscure double glazed window to side. Stable style door to rear. Low level WC. Wash hand basin with vanity unit below. Laminate flooring.

FIRST FLOOR

LANDING

Fitted carpet. Steps up and door to....

BEDROOM 1

17'2" x 12'4" maximum (5.23m x 3.76m maximum)

Double glazed window to rear. Two roof lights. Loft hatch. Radiator. Fitted carpet.

LANDING

Built in storage cupboard. Fitted shelving. Fitted carpet.

BEDROOM 2

10'8 x 10'1 maximum into wardrobe (3.25m x 3.07m maximum into wardrobe)

Double glazed window to front with rural views. Built in wardrobe with mirrored glass sliding doors. Wood flooring. Door to....

EN SUITE

6'9 x 2'11 (2.06m x 0.89m)

Shower cubicle with electric shower. Low level WC. Wall mounted wash hand basin. Tiled floor. Inset spot lights.

BATHROOM

11'2 x 5'2 (3.40m x 1.57m)

Double glazed window to rear. White suite comprising; panel enclosed spa bath with inset jets and mains fed shower over. Part tiled wall with useful recessed storage. Pedestal wash hand basin with tiled splashback. Low level WC. Radiator. Wood floor. Heated towel rail.

BEDROOM 3

11'3 x 6'10 (3.43m x 2.08m)

Double glazed window to front. Radiator. Fitted carpet.

Converted Attic

17'2" x 16'00 (5.23m x 4.88m)

Sloping ceiling. Double glazed roof lights to front and rear aspects with rural views and built in black out blinds. LED spot lighting. Two radiators. Built in storage cupboard. Laminate flooring.



OUTSIDE

REAR - Decked area with outdoor pool table. Wooden hot tub. Outside shower. Covered wood stove. Step up to lawned garden enclosed by hedging and fencing with rural views.

FRONT - Large brick paved driveway for 3-4 cars leading to garage. Step up to front door.

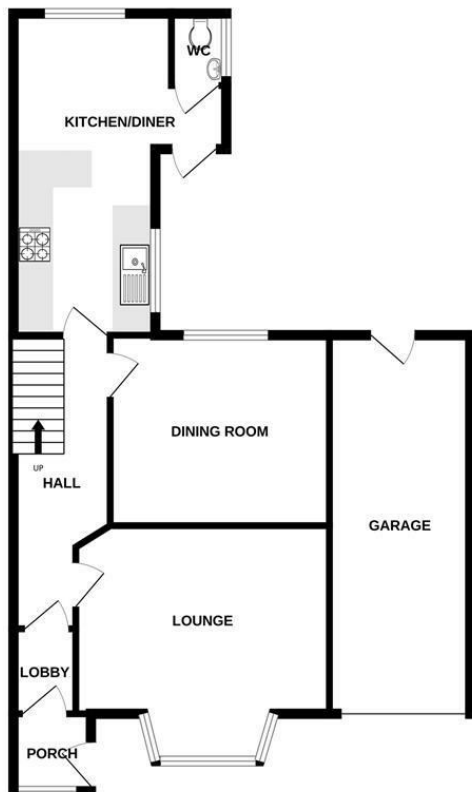
GARAGE

21'2 x 7'11 (6.45m x 2.41m)

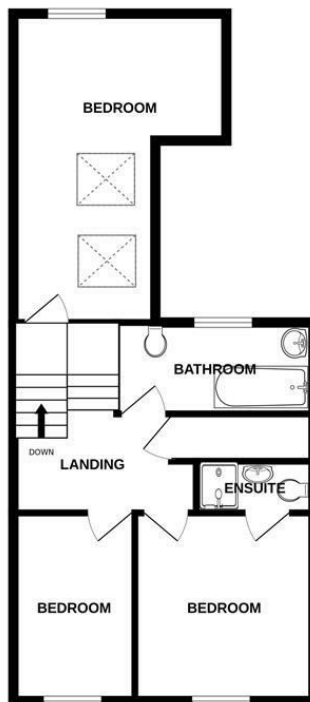
Wooden double doors with power and light connected. Pedestrian door and window to rear. Large loft hatch to converted attic - Power connected. Space for gym equipment. Double glazed roof light to rear aspect.



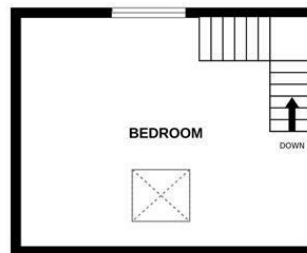
GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



2ND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 1560 sq.ft. (144.9 sq.m.) approx.

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

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Valuation Request

