



Ayr Terrace

St. Ives

TR26 1ED

Asking Price £675,000

- STUNNING MID TERRACED HOUSE
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- PARKING
- VIEWS FRONT & REAR
- 3 BATHROOMS
- PATIO GARDEN
- SUCCESSFUL HOLIDAY LET
- VIEWING ADVISED
- EPC - D66



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1367.02 sq ft



4



3



2



D66

Entrance

UPVc quad paned front door with glazed picture window above opening into:

Reception Porch

Wooden flooring. Stain glass door with picture window above opening into:

Reception Hall

Wooden flooring. Radiator. Carpeted stairs rising to the first floor lower landing. Ornate archway. Doors into:

Living Room

14' 06" x 11' 00 (4.27m 1.83m x 3.35m 0.00m)

Wooden flooring. Radiator. Double glazed bay window to the front aspect offering a glimpse into St Ives bay and across to Hayle beach. Wood burning stove set onto a slate hearth. Picture rail. Ornate cornicing.

UTILITY ROOM/SHOWER ROOM

11' 10" x 8' 11

Tiled flooring. Radiator. Dual flush low level W/c. Walk in shower with shower above of the mains with a separate shower hand attachment with full tiled surrounds and splashbacks. Base level units incorporating a washing machine. Work surfaces above an integrated stainless steel bowl sink with a swan neck mixer tap above and tiled splashbacks above. Eye level units. Double glazed door to the rear patio

Kitchen Dining Room

22' 11" x 9' 03 (6.71m 3.35m x 2.74m 0.91m)

Wooden flooring. Base level units and drawers incorporating a carousel unit and dishwasher. Worksurfaces above incorporating a 1 1/4 sink drainer with mixer tap above. Tiled splashbacks. Double glazed window to side. Eye level units. Integrated Fridge and freezer. 5 ring Lamona gas hob with a double oven grill below and extractor fan above. Tiled splash backs and surrounds. Within the dining area is tiled flooring. Radiator. Double glazed window to the side aspect. Double glazed patio doors opening onto the rear patio garden. Wall mounted cupboard housing the electric consumer unit.

From the reception hall there are carpeted stairs rising up to the first floor lower landing with understairs storage. With handrail and spindles below.

Lower Landing

Carpet. Doors into:

Bedroom

9' 11" x 9' 07 (2.74m 3.35m x 2.74m 2.13m)

Carpet. Radiator. Double glazed window to the rear aspect with views towards Godrevy Lighthouse and beyond to Trevoise Head.

Bathroom

Tiled flooring. Wall hung vanity basin with a unit below. 'L' shaped bath with central taps and shower above of the mains with a separate shower hand attachment and glazed screen to side. Ladder towel rail. Cupboard housing the wall hung gas boiler and slatted shelving for linen. Obscure double glazed window to side aspect. Full tiled surrounds and splashbacks.

SEPARATE W/C

Tiled flooring. Dual flush low level W/c. Double glazed obscure window to the rear aspect. Full tiled surrounds.

From the lower landing there are steps up onto the upper landing with a hand balustrade with spindles below. Doors opening into:

Bedroom

9' 00" x 8' 11 (2.74m 0.00m x 2.44m 3.35m)

Carpet. Double glazed window to the rear aspect. Radiator.

MASTER BEDROOM

14' 07"(into bay)x 14' 05 (4.27m 2.13m(into bay)x 4.27m 1.52m)
Carpet. Radiator. Double glazed bay window to the front aspect offering a view towards the bay of St Ives and across to Hayle beach. Double glazed window to the front aspect. Understairs cupboard creating a wardrobe offering hanging space and storage. Door into:

Ensuite

Tiled flooring. Dual flush low level W/c. Wall hung vanity hand



wash basin with unit below. Shower with glazed door and shower above of the mains with a separate shower hand attachment. Wall mounted ladder towel rail. Extractor. Full tiled surrounds and splashbacks.

From the upper landing there are carpeted stairs rising up to the second floor landing where there is access into a storage cupboard and a door opening into:

Bedroom

18' 02" x 12' 09" (5.49m 0.61m x 3.66m 2.74m)

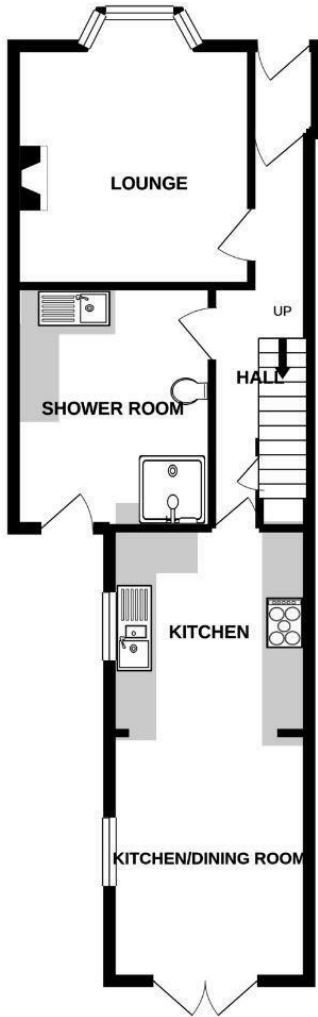
Carpet. 2 x radiators. Double aspect double glazed windows to the front and rear aspect. To the front there are views into St Ives bay and across to Hayle beach. To the rear the view looks towards St Nicholas church on The Island and across to Godrevy Lighthouse and beyond to Trevoze Head.

Outside

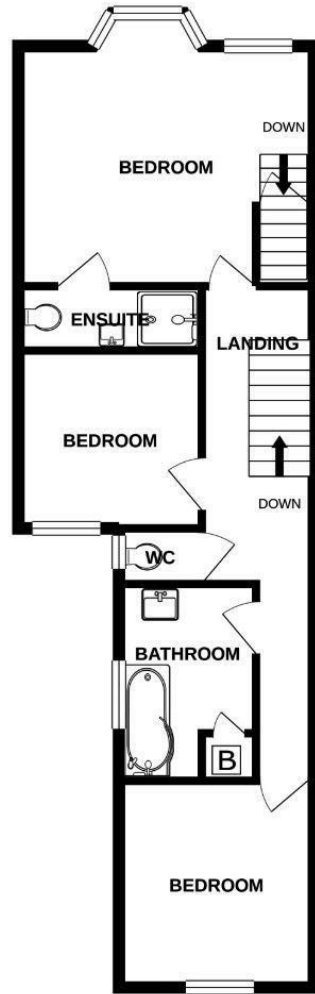
To the front of the property is a paved seating area which is enclosed by low level walling. To the rear is a slate paved patio which creates an ideal alfresco dining area or sun bathing area. There is an outside tap and gated access down steps to the parking area.



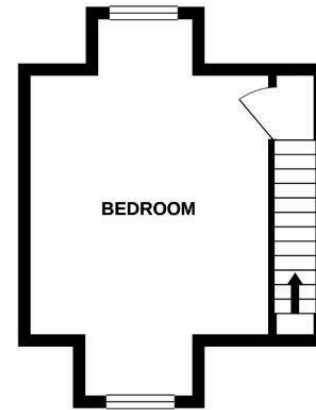
GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



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



2ND FLOOR
216 sq.ft. (20.1 sq.m.) approx.



Directions To Property

Head up The Stennack and at the mini roundabout at the surgery turn right. Head up to the T junction and turn left. Head up the hill and the property will be found on your left before the left hand bend

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Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	66	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

