

Park Gwenton

Hayle

TR27 5GF

Price Guide £329,950

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- OPEN PLAN LIVING ACCOMODATION
- QUALITY KITCHEN AND BATHROOM SUITE
- GARDEN AND PATIO AREA
- AIR SOURCE HEATING
- EPC BAND B
- INTERNAL VIEWING A MUST!



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 880.00 sq ft



Entrance door opening into..

ENTRANCE HALLWAY

Vinyl wood effect flooring, built in cupboard, carpeted stairs to first floor level, door into..

W/C

6'8x 3'4 (2.03m x 1.02m)

Low level w/c, with push button flush, pedestal wash hand basin, obscured double glazed window to the front, vinyl wood effect flooring.

OPEN PLAN LOUNGE KITCHEN DINER

26'2 x 9 (extending to 17'3) (7.98m x 2.74m (extending to 5.26m))

A spacious, L shaped, open plan room.

Kitchen- Attractively fitted with a contemporary, matt finished kitchen units, with integrated combination microwave, electric oven below, integrated fridge/freezer, dishwasher and washing machine. Stainless steel sink and drainer with mixer tap, and splash back.

Four ring, electric induction hob, with splash back, and extractor above. Quartz effect work surfacing, double glazed window to the front and side, breakfast bar, vinyl flooring.

Lounge/diner- Vinyl wood effect flooring, space for dining table and chairs, double glazed sliding patio door to the rear leading onto the patio and garden.

From the entrance hallway, carpeted stairs lead to..

FIRST FLOOR LANDING

Fitted carpet, loft hatch, door into...

BEDROOM 1

14' x 9'8 (maximum into wardrobe) (4.27m x 2.95m (maximum into wardrobe))

Fitted carpet, double glazed window to the front, built in wardrobe.

BEDROOM 2

11'6 x 9'8 (3.51m x 2.95m)

Fitted carpet, double glazed window to the rear with distant rural views.

BEDROOM 3

8'2 x 7'1 (2.49m x 2.16m)

Fitted carpet, double glazed window to the rear with distant rural views.

BATHROOM

A well appointed bathroom suite, comprising-

Panel enclosed bath with mixer taps and shower head attachment over, tiled surround, low level w/c with push button flush.

Pedestal wash hand basin, tiled splash back, heated towel rail, obscured double glazed window to the front, inset ceiling spot lights, built in cupboard with fitted shelving, heated towel rail, vinyl wood effect flooring.

OUTSIDE FRONT

The property is approached via a brick paved driveway, providing offroad parking with brick paved pathway leading to the front door.

Secured gated access to the side of the property leads onto...

REAR GARDEN

The rear garden enjoys a sunny aspect, with a large paved patio area provides ample space for table and chairs and sun loungers, ideal for Alfresco dining. Air source heat pump to the side, Garden, laid to lawn with useful timber shed and greenhouse, enclosed by fencing.

SERVICES

Mains electricity, water and drainage.

An air source heat pump provides central heating and hot water. The property benefits from underfloor heating.

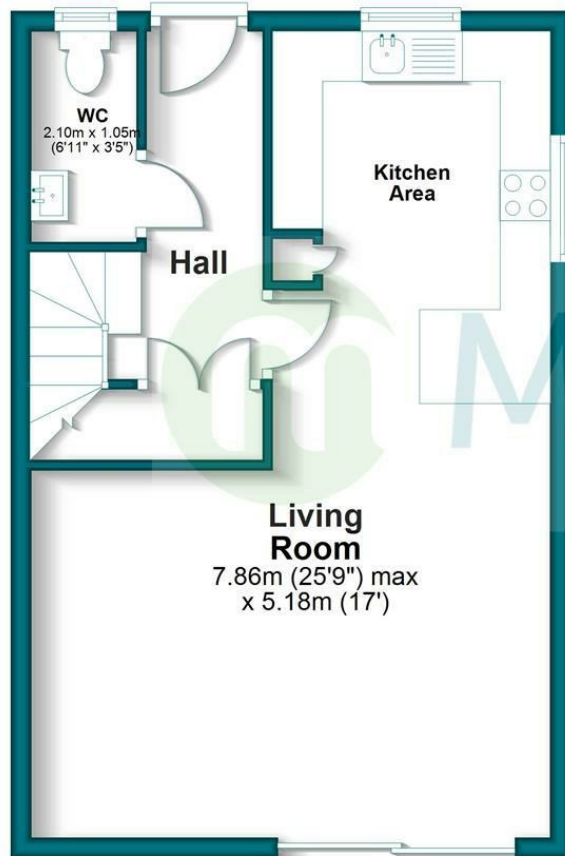
AGENTS NOTE

Please note, planning has been passed for nine dwellings in the field adjacent to the property.



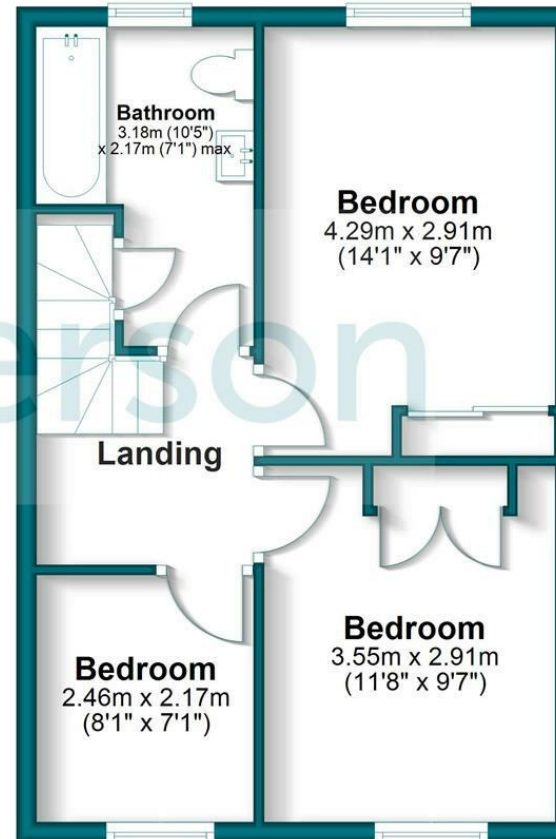
Ground Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



Total area: approx. 81.8 sq. metres (880.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

From our Hayle office, turn left and head out of town towards Connor Downs. Take the 2nd turning at Loggans Moor roundabout onto Carwin Rise, leading onto Connor Hill. Continue through the village and the turning for Park Gwenton will be seen on your right hand side.

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

Valuation Request



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