

Loggans Road

Hayle

TR27 4PL

Offers In The Region Of  
£465,000

- SPACIOUS THREE BEDROOM BUNGALOW
- MAIN BEDROOM WITH ENSUITE
- AMPLE OFF ROAD PARKING
- INTEGRAL GARAGE
- UTILITY ROOM
- MODERN KITCHEN
- SUNNY LANDSCAPED REAR GARDEN
- A MUST SEE PROPERTY!!



 **Millerson**  
millerson.com



Tenure - Freehold

Council Tax Band - D

Floor Area - 1369.00 sq ft



Obscured double glazed entrance door opening into...

#### ENTRANCE HALLWAY

Entrance matting, fitted carpet, inset ceiling led lighting, built in cupboard, radiator, double doors leading into kitchen, door into...

#### W/C

6'1 x 3'2 (1.85m x 0.97m)

Low level w/c, radiator, wall hung wash hand basin with mixer taps, tiled splash back, obscured double glazed window to the front, tiled floor, loft access.

#### LOUNGE

16'9 x 12'9 (5.11m x 3.89m)

Fitted carpet, inset coal effect gas fire with wooden mantle piece over, stone hearth and surround, recess either side. Radiator, double glazed window to the front and side.

#### KITCHEN DINER

18'2 x 14'11 (maximum measurement) (5.54m x 4.55m (maximum measurement))

L shaped room.

Attractively fitted with a range of contemporary, base and wall mounted, matt finished kitchen units, with quartz effect work surfacing over.

Four ring gas hob, splash back, and extractor above. Eye level, integrated Bosch oven and grill, stainless steel one and a half bowl sink and drainer with mixer tap. Double glazed window to the rear with distant rural views, tiled flooring. Double glazed, double doors leading onto rear decking.

space for table and chairs, and freestanding fridge freezer, inset ceiling spot lights. Door into...

#### UTILITY ROOM

9'3 x 4'6 (2.82m x 1.37m)

Tiled floor, space for washing machine. Stainless steel sink and drainer, wall mounted kitchen units, obscured double glazed door to the side, radiator, gas fired combination boiler. Door into integral garage.

From the entrance hallway, a door leads into...

#### INNER HALLWAY

Fitted carpet, inset led ceiling lighting. Door into...

#### BEDROOM 1

14'4 x 10'8 (maximum measurement) (4.37m x 3.25m (maximum measurement))

Fitted carpet, radiator, double glazed window to the rear aspect with distant rural views, built in wardrobe, door into...

#### ENSUITE

5'5 x 5'5 (1.65m x 1.65m)

Corner shower cubicle with electric shower, low level w/c, wall hung wash hand basin with monobloc tap, tiled splash back.

Heated towel rail, obscured double glazed window to the side, tiled flooring.

#### BEDROOM 2

10'7 x 10'3 (maximum measurement) (3.23m x 3.12m (maximum measurement))

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

#### BEDROOM 3

9' x 8'8 (2.74m x 2.64m)

Fitted carpet, radiator, double glazed window to the side.

#### BATHROOM

9'1 x 6'5 (2.77m x 1.96m)

Fitted with a white suite comprising, panel enclosed bath, low level w/c, built in shower cubicle with electric shower, tiled surround and glass door.

Wall hung wash hand basin with mixer tap, tiled splash back, heated towel rail, obscured double glazed window to the side, tiled floor.

#### OUTSIDE

The property is approached via a gated brick paved driveway, providing parking for four-five cars, with flower bed borders and wild flower bed to the front. Sloping pathway to the side leads to the the utility room.



### INTEGRAL GARAGE

16'3 x 9'8 (4.95m x 2.95m)

Fitted with an electric roller door, power and light supplied, space for freestanding freezer.

### REAR GARDEN

Access from the kitchen leads on to a wooden decked terrace with steps down to the rear garden.

REAR GARDEN -Laid to lawn with well stocked borders, mature trees and bushes, enclosed by fencing and walling, enjoying a sunny aspect.

There is a timber shed providing useful storage, a gravelled pathway to the side of the bungalow leads to a gated access onto the front driveway.

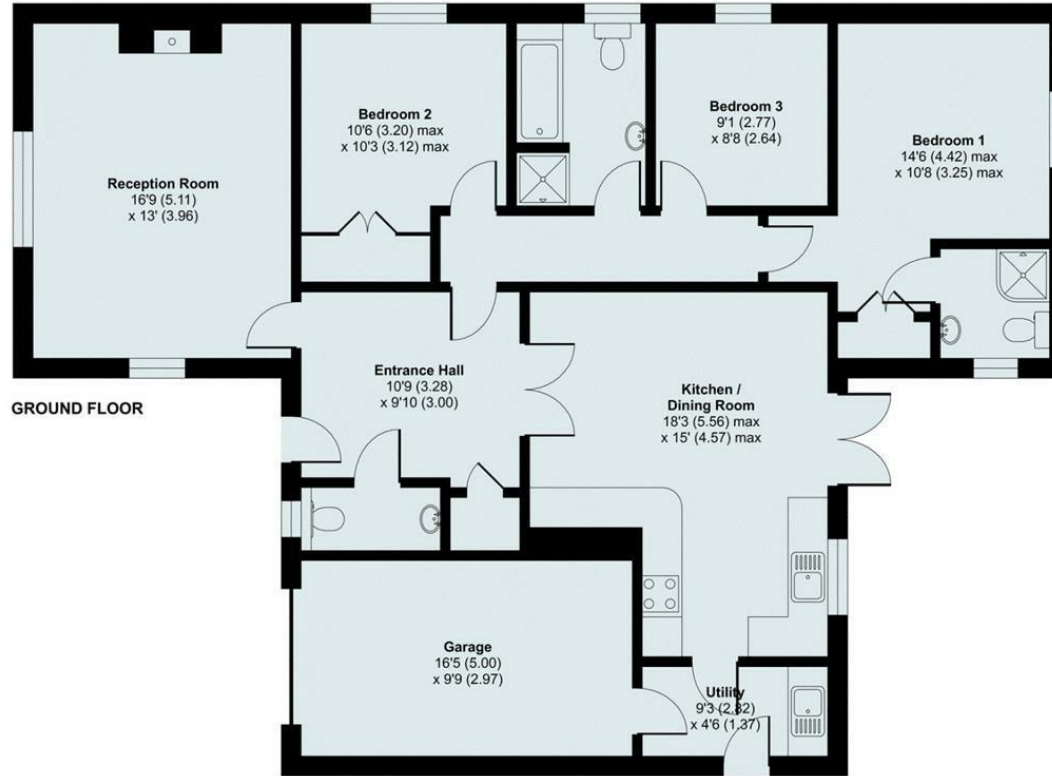




# Loggans Road, Loggans, Hayle, TR27

Approximate Area = 1369 sq ft / 127.1 sq m (includes garage)

For identification only - Not to scale



## Directions To Property

From our office in Hayle, turn left and proceed along Fore Street and past the recreation park. Take the first left at the mini roundabout onto the B3301, which leads onto Loggans Road. The property will soon be seen on your right hand side.

Millerson Estate Agents  
50 Fore Street  
Hayle  
Cornwall  
TR27 4DY  
E: [hayle@millerson.com](mailto:hayle@millerson.com)  
T: 01736 754115  
[www.millerson.com](http://www.millerson.com)

## Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
		74	84
England & Wales		EU Directive 2002/91/EC	

