



Loggans Road

Loggans

Hayle

TR27 4PL

Offers In The Region Of
£175 000

- DETACHED FOUR BEDROOM WOOLAWAY BUNGALOW
- BEUTIFULLY LANDSCAPED GARDENS
- UTILITY ROOM
- CONSERVATORY
- SOLAR PANELS
- TWO RECEPTION ROOMS
- LARGE DRIVEWAY PLUS AN INTEGRAL GARAGE



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 1626.00 sq ft



4



1



2



A92

Obscured double glazed front door with obscured double glazed side window, opening into...

ENTRANCE HALLWAY

Fitted carpet, built in airing cupboard, radiator, loft access, door into...

LOUNGE

17'1 x 9'5 (5.21m x 2.87m)

fitted carpet, radiator, double glazed sliding patio door to front with views across the front garden and Hayle in the distance.

Feature granite fireplace with wooden mantle piece, two wall lights.

KITCHEN

13' x 8'8 (3.96m x 2.64m)

Fitted with a range of shaker style pine wooden base and wall mounted units with roll top granite effect work surface, one and a half bowl sink and drainer with mixer tap, tiled splash back.

Double glazed window to the rear, space for freestanding fridge, dishwasher and cooker. Glass display cabinet, tiled floor and loft access.

Open with step down to...

SITTING ROOM / OFFICE

19'6 x 15'2 (narrowing to 3'11) (5.94m x 4.62m (narrowing to 1.19m))

A slightly irregular shaped room with engineered wood flooring, gas log effect fire, double glazed door and double glazed windows to the front leading into conservatory and door into utility room.

CONSERVATORY

18'1 x 7'4 (5.51m x 2.24m)

Double glazed windows to two sides, double glazed sloping roof, obscured double glazed window to the front and double glazed door to the side leading onto decked terrace, wood engineered flooring, radiator, two wall lights.

UTILITY ROOM

10'4 x 9'3 (3.15m x 2.82m)

Vinyl flooring, double glazed door to rear, and double glazed window to the rear. Base and wall mounted high gloss units, space for washing machine, and tumble drier, to leading into...

W/C

4'5 x 3'4 (1.35m x 1.02m)

Low level W/C, wall hung wash hand basin, obscured double glazed window to the rear, vinyl flooring, wall light.

From the utility room, a door and step down leading to...

STORE ROOM

9'2 x 4'9 (2.79m x 1.45m)

A useful store room with tiled flooring, space for chest freezer, wall cupboards.

Door into garage.

From the main hallway, door into...

SHOWER ROOM

8'11 x 5'4 (2.72m x 1.63m)

Shower cubicle with mains fed shower, recessed shelving, pedestal wash hand basin, two obscured windows to the rear aspect, low level w/c, vinyl flooring.

BEDROOM 1

12'10 x 10 (maximum into wardrobe) (3.91m x 3.05m (maximum into wardrobe))

Fitted carpet, double glazed window to the rear with garden views, radiator, built in wardrobe and fitted shelving to the side.

BEDROOM 2

12'10 x 10 (max into wardrobe) (3.91m x 3.05m (max into wardrobe))

Fitted carpet, built in wardrobe with shelving to the side, radiator, double glazed window to the front with garden views.



BEDROOM 3

10' x 8'4 (3.05m x 2.54m)

Fitted carpet, radiator, double glazed window to the rear with garden views.

BEDROOM 4

10'1 x 8'5 (3.07m x 2.57m)

Fitted carpet, radiator, double glazed window to the front with garden and distant rural views.

OUTSIDE

DRIVEWAY

A large brick paved driveway provides ample parking for several cars, leading to...

INTEGRAL GARAGE

18'3 x 9'2 (5.56m x 2.79m)

With power and light supplied, fitted shelving and fitted with an up and over door to the front.

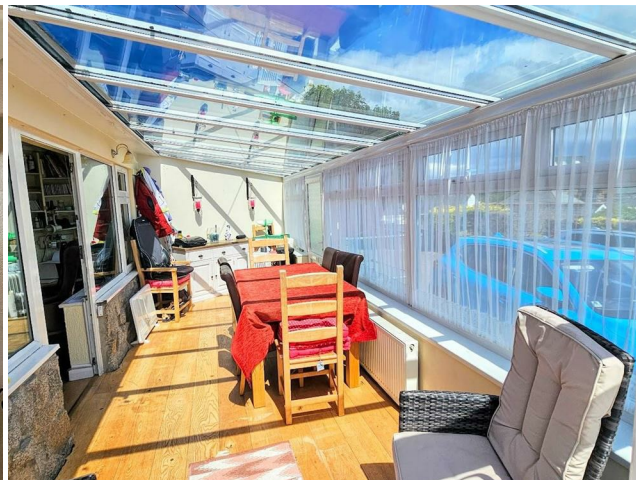
A sloping pathway leads to the conservatory, gated access leads onto...

FRONT GARDEN

A stunning garden which has been beautifully landscaped, offering a high degree of privacy and enjoying a sunny aspect.

Feature pond with steps to a composite decked terrace with glass and stainless steel balustrade. Wooden decking with space for table and chairs, lawned garden with paved pathways with mature shrubs and bushes.

To the side of the property there is a brick paved area which leads to a pathway to the rear and onto a good sized patio area, ideal for al fresco dining.





Loggans Road, Loggans, Hayle, TR27 4PL

REAR GARDEN

From the patio area, steps lead up to the rear garden where there is a brick paved patio area with ample space for table and chairs, pathway to a lawned garden area with mature shrubs and bushes, timber shed, greenhouse, pathway up to a delightful seating area at the top of the garden offers delightful far reaching views of Hayle Town.

AGENTS NOTE

Please note the construction of this property is a part Woolaway and part concrete block with an external insulation.

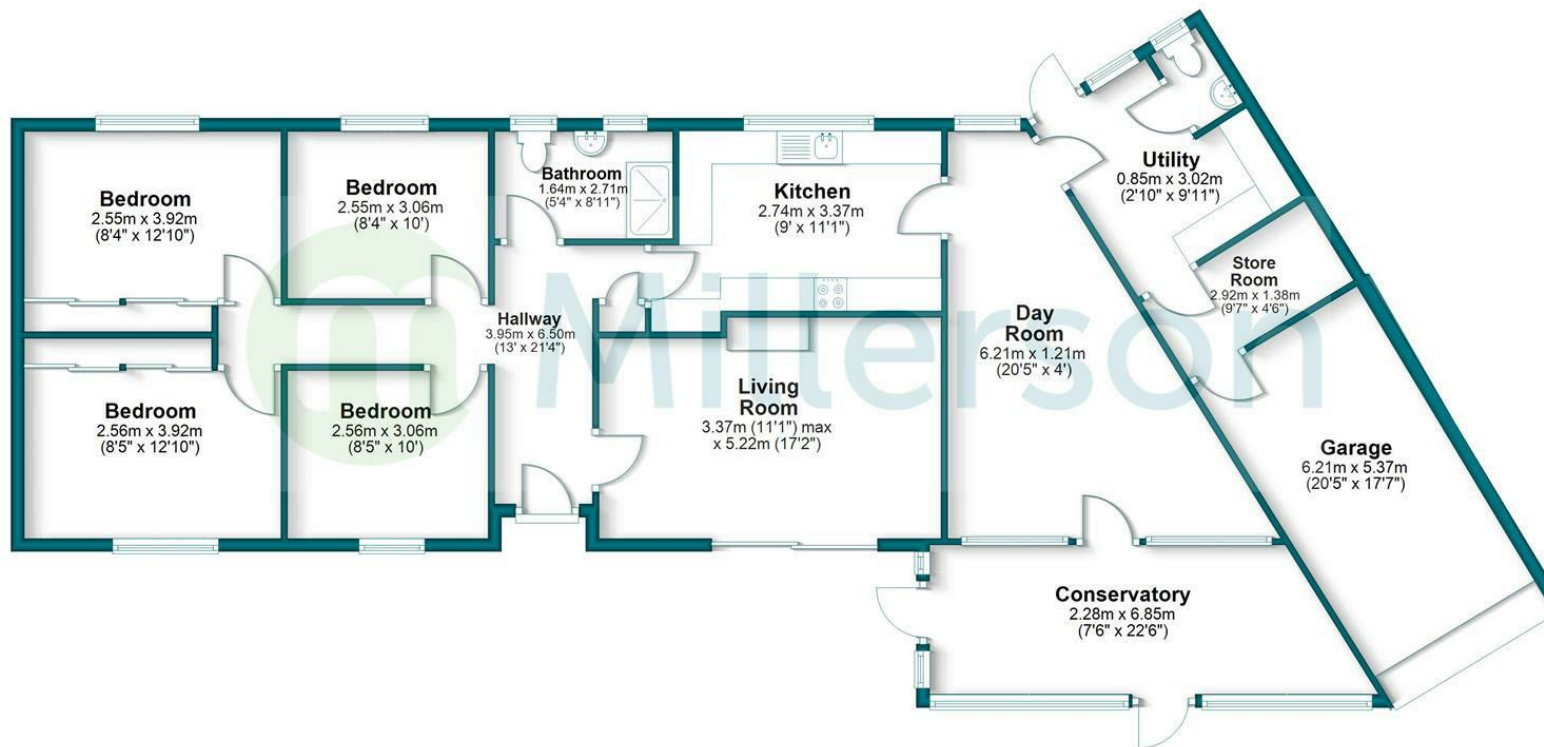
Any prospective buyers requiring a mortgage should check with their lender that this type of construction will be suitable for lending purposes.

The property benefits from roof mounted solar panels which are owned by our vendors and these will transfer to the new purchasers on completion.



Ground Floor

Approx. 151.1 sq. metres (1626.8 sq. feet)



Total area: approx. 151.1 sq. metres (1626.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	96
(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	

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Valuation Request

