



20 Gwel Trencrom
Hayle

 **Millerson**
Select

Offers In The Region Of £580,000

20 Gwel Trencrom

Hayle

- SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME
- SPLIT LEVEL LOUNGE AND DINING ROOM
- DOUBLE GARAGE WITH WORKSHOP
- UTILITY ROOM
- REAR GARDEN WITH DECKING ENJOYING A SUNNY ASPECT
- ALUMINIUM GUTTERING
- SOUGHT AFTER RESIDENTIAL LOCATION
- SCAN QR FOR MATERIAL INFORMATION

Offered for sale for the first time since construction is this well presented, five bedroom detached family home offering spacious and adaptable living accommodation, with double garage and ample parking, situated within a highly regarded residential area, well placed for all of the local amenities.

The property offers a split level lounge and dining room, a well equipped kitchen/breakfast room, utility room, bathroom, shower room and a separate w/c.

The rear garden enjoys a sunny and private outlook with a good sized wooden decking. An internal viewing of this delightful home is sure to impress!







Obscured entrance door into...

ENTRANCE HALLWAY

Vinyl tiled flooring, radiator, carpeted stairs to first floor level, two built in cupboards, door into...

W/C

5'3 x 4'1 (1.60m x 1.24m)

Low level w/c, radiator, pedestal wash hand basin with tiled splash back, vinyl flooring, obscured double glazed window to the front.

From the entrance hallway, door into kitchen and door leading into...

DINING ROOM

15'1 x 10'10 (4.60m x 3.30m)

Fitted carpet, radiator, double glazed window to the side, double glazed French doors to the rear, leading onto wooden decking. Steps down into...

LOUNGE

26'10 x 12'10 (8.18m x 3.91m)

A triple aspect room with fitted carpet,, two radiators, double glazed French doors to the rear onto wooden decking.

From the dining room, door into...

KITCHEN / BREAKFAST ROOM

15'3 x 12'3 (4.65m x 3.73m)

Attractively fitted with a range of high gloss base and wall mounted kitchen units with Corian work surfacing over. Ceramic sink and drainer, mixer tap, double glazed window to the rear and side, space for dishwasher.

Range style cooker with 6 burner gas hob, two ovens, grill and storage draw below, stainless steel extractor above. Tiled flooring, inset ceiling lighting.

Stable door to the rear, space for table and chairs, Door into...

UTILITY ROOM

8'2 x 8'0 (2.49m x 2.44m)

Tiled flooring, high gloss base units with Corian work top, ceramic sink and drainer with mixer tap, tiled splash back. Space for washing machine and fridge freezer. Door leading into double garage.

From the entrance hallway, a carpeted staircase lead up to...

FIRST FLOOR LANDING

Fitted carpet, loft hatch, two radiators. Space for a sofa and desk, double glazed window to the front, part sloping ceiling with Velux roof light,

BEDROOM 1

17'1 x 12'6 (5.21m x 3.81m)

Wooden flooring, partial vaulted ceiling with feature exposed beams, double glazed window to the front and side with Velux roof light above. Radiator, Velux roof light to the rear, twin wire, track spot lights,

BEDROOM 2

15'1 x 11'10 (4.60m x 3.61m)

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

BEDROOM 3

15'1 x 11'10 (4.60m x 3.61m)

Fitted carpet., double glazed window to the side and rear.

BEDROOM 4

15'2 x 9'3 (4.62m x 2.82m)

Fitted carpet, radiator, double glazed window to the front and rear with views of the garden and rural views in the distance.



BEDROOM 5

10'6 x 9'4 (3.20m x 2.84m)

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

BATHROOM

9'3 x 6'4 (2.82m x 1.93m)

Panel enclosed bath with mixer tap, mains fed shower above. Concealed cistern w/c, obscured double glazed window to the rear, Velux roof light to the rear. Wash hand basin with mixer tap and vanity unit below, vinyl flooring, radiator, illuminated mirror.

SHOWER ROOM

6 x 5'7 (1.83m x 1.70m)

Corner shower cubicle with mains fed shower and tiled surround, low level w/c, pedestal wash hand basin, obscured double glazed window to the rear, heated towel rail, tiled floor.

OUTSIDE

The property is approached via a brick paved driveway providing parking for three/four cars, leading to...

DOUBLE GARAGE

19'10 x 17'10 (maximum measurement) (6.05m x 5.44m (maximum measurement))

Fitted with two up and over doors, power and light supplied, floor mounted gas boiler, space for tumble drier, stable door to the rear.

Part of the garage has been divided off to create a workshop space with window to the side.

REAR GARDEN

The rear garden enjoys a sunny aspect and a high degree of privacy, laid mainly to lawn with a mature shrubs, bushes, fruit tree and timber greenhouse, enclosed by hedging and fencing,

A wooden decking provides the perfect spot for al fresco dining. Gated access to both sides of the property lead round to the front of the house.

MATERIAL INFORMATION

Verified Material Information

Council tax band: F

Council tax annual charge: £3383.66 a year (£281.97 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 5 bedrooms, 3 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,

Three - Excellent, EE - Excellent

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

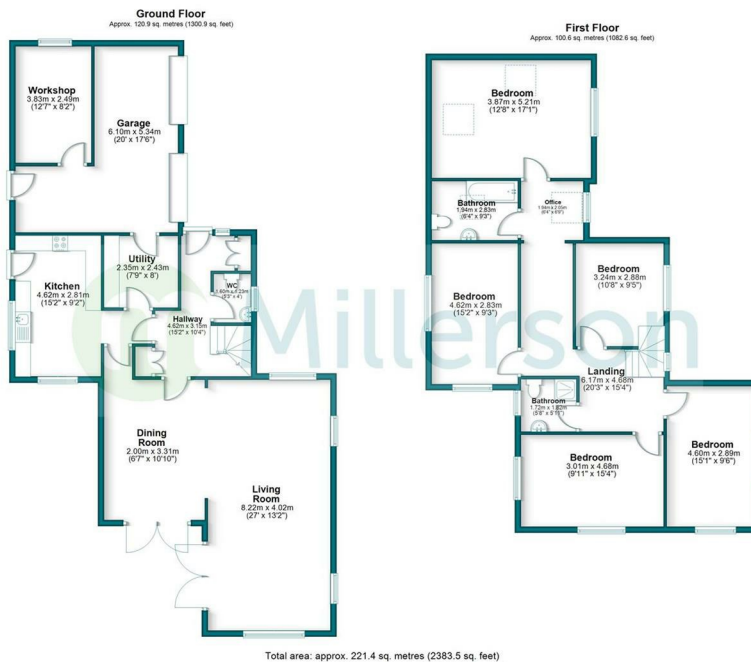
Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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	

TO ARRANGE A VIEWING PLEASE
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