



**CORNISH
BRICKS**

6 Palace Gardens Trevarthian Road, St. Austell

Guide Price £450,000



6 Palace Gardens Trevarthian Road

St. Austell, St. Austell

A rare opportunity to purchase a CONTEMPORARY BUNGALOW, BUILT TO A HIGH STANDARD with HIGH SPEC FIXTURES & FITTINGS, with INCREDIBLE ROOM SIZES, 3 DOUBLE BEDROOMS, 3 BATHROOMS, LANDSCAPED GARDENS & BRICK PAVED PARKING FOR 3 VEHICLES.

The property is CONVENIENTLY LOCATED within a SELECT DEVELOPMENT of just 6 PROPERTIES, just a FEW MINUTES WALK FROM THE MAINLINE RAILWAY STATION, TOWN & AMENITIES & JUST A SHORT DRIVE FROM CHARLESTOWN & BEACHES ON THE SOUTH COAST.

The property would suit a variety of buyers given the size and location. **NO ONWARD CHAIN**

PROPERTY:

You enter through the composite door into the beautiful entrance hall, which sets the tone for the rest of the house, it is light and airy with a feature roof light with a set of double wooden doors into cloak cupboard storage. Bi-fold door into additional storage area cupboards and doors off the accommodation.

In brief the property comprises of a beautiful dual aspect lounge with wooden style floors, again flooded with natural light with double doors to the hallway.

The kitchen/dining area is a fantastic size with French doors out to the garden from the dining space opening out onto granite flagstone paved patio and sun terrace and further double-glazed window to side rear.





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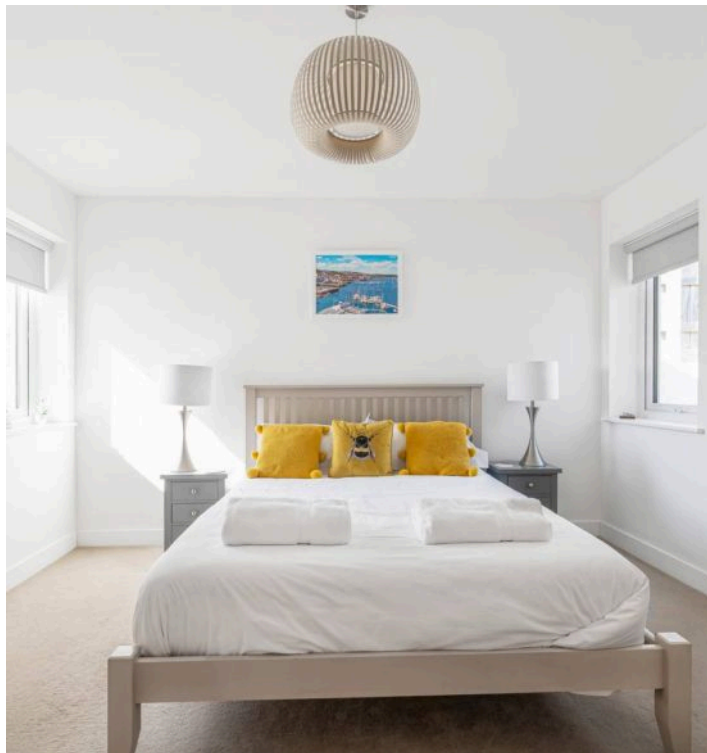
The kitchen/dining area is a fantastic size with French doors out to the garden from the dining space opening out onto granite flagstone paved patio and sun terrace and further double-glazed window to side rear.

The kitchen is thoughtfully designed and laid out with French doors opening out onto granite flagstone paved patio and sun terrace and further double-glazed window to side rear. The kitchen comprises of a range of light-coloured wall and base units with square edged marble effect laminated work surfaces with matching splash backs incorporating one and a half bowl sink and drainer with mixer tap. Four ring electric hob with extractor over plus integrated oven, fridge and freezer and dishwasher. Conveniently positioned door into utility.

A utility with plumbing and power sockets for white good appliances incorporating ceiling extractor.

The property has the benefit of three double bedrooms and 3 bath/shower rooms.

The master bedroom which is a fantastic size with en-suite shower room with a part glossed tiled wall surround complemented with patterned tiled floor covering. Large walk-in shower with rain effect shower head and separate attachment. Touch infrared mirror above basin which is set in a white gloss vanity storage unit. Low level WC. Chrome heated ladder towel rail.



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Bedroom Two with two windows one to the front and one to the rear, again a good size with en-suite with attractively finished with a low-level WC and hand basin set onto a floating white gloss vanity storage unit beneath with touch infrared mirror above. Walk in shower with rain effect head and separate attachment. Finished in a fully tiled wall surround and complemented with attractive additional tiled flooring. Chrome heated ladder towel rail.

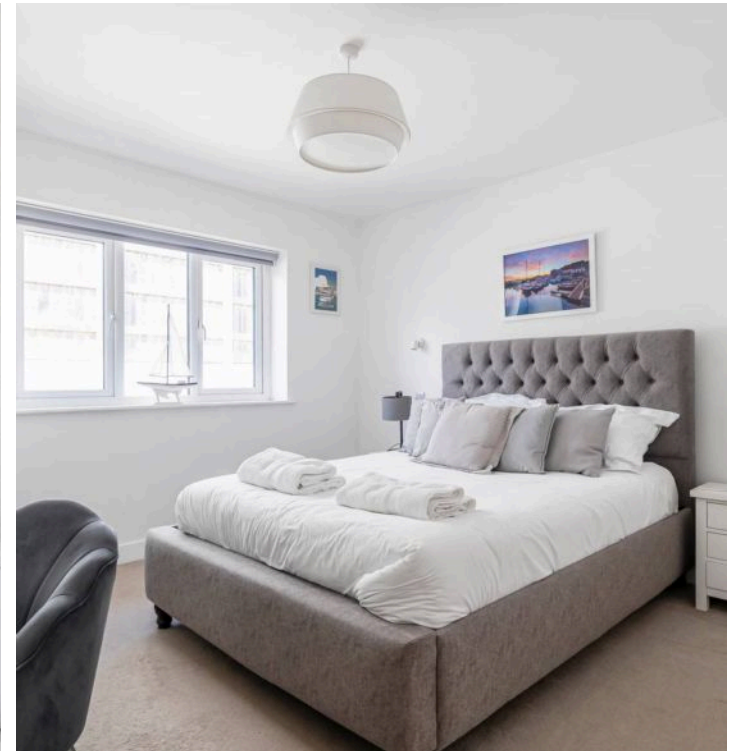
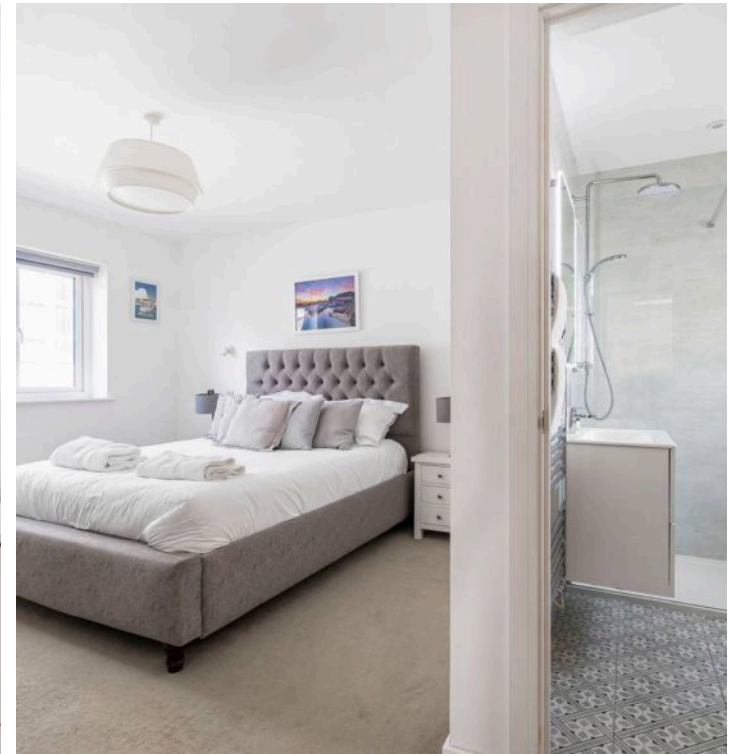
Bedroom three again a double bedroom. To complete the bungalow the family bathroom with an oval deep bath with central mixer tap. Low level WC and floating hand basin set onto a white gloss storage cabinet beneath with circular touch infrared mirror above. Chrome heated towel rail to side. Finished with a similar tiled surround.

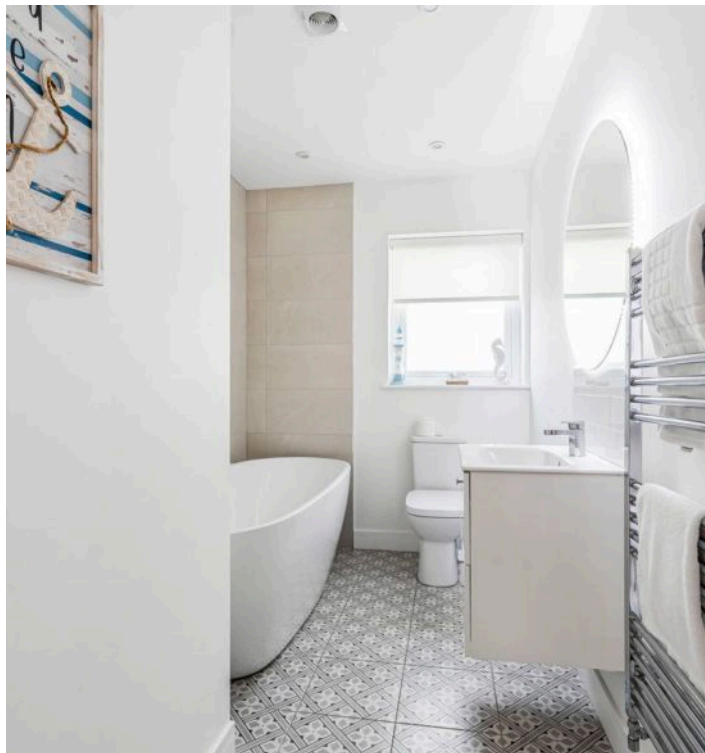
EXTERNALLY:

The property is set back in an elevated position behind an attractive stone-built wall with planted border and lawn with open paved driveway with parking for three vehicles.

To the left hand a gate way to the rear garden which is laid to chippings for low maintenance with a decked seating area with pagoda. To the right, the brick paving continues around to the low maintenance landscaped garden, which is enclosed, great for pets with fence screening which will enjoy the sun throughout the day, with granite flagstone paving ideal for alfresco dining and entertaining with further planted border.

Outside courtesy lighting. Power socket. The pathway continues behind the property where there are raised borders





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LOCATION –

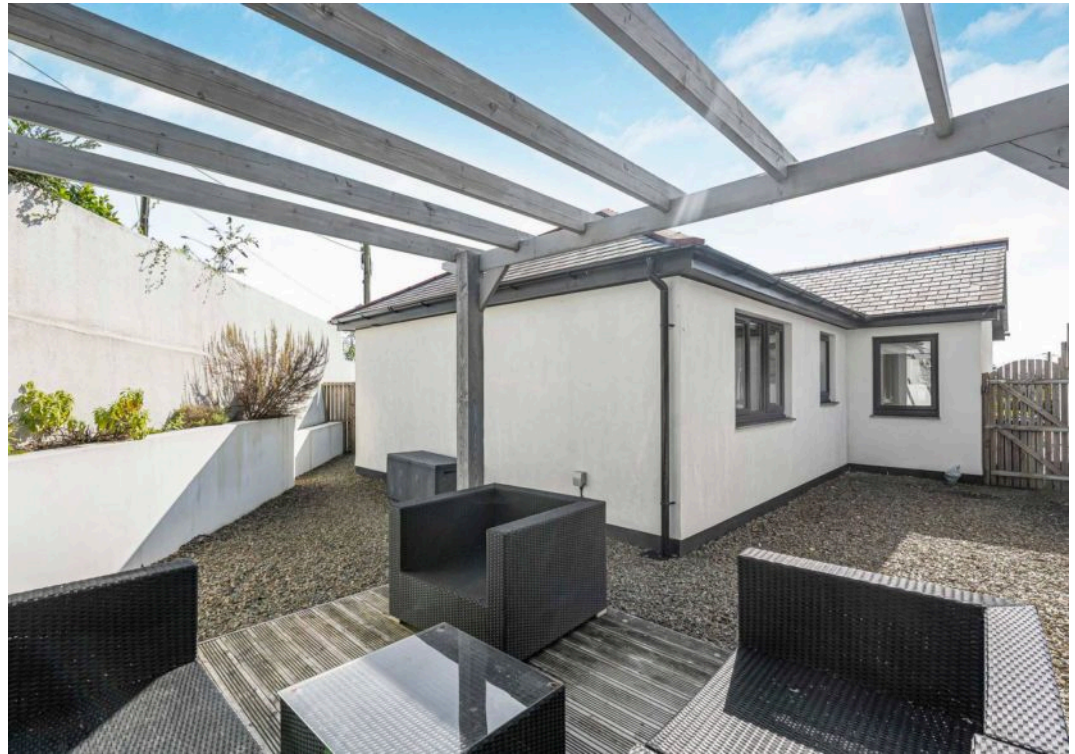
The property is on the fringes of St. Austell but within walking distance as well as near the train station. St Austell has an excellent range of amenities including high street shops, supermarkets post office, library, doctor's surgeries, dentists, butchers, bakers, pubs/restaurants/cafes, cinema, bowling alley, fitness centres, primary schools, senior schools, and college.

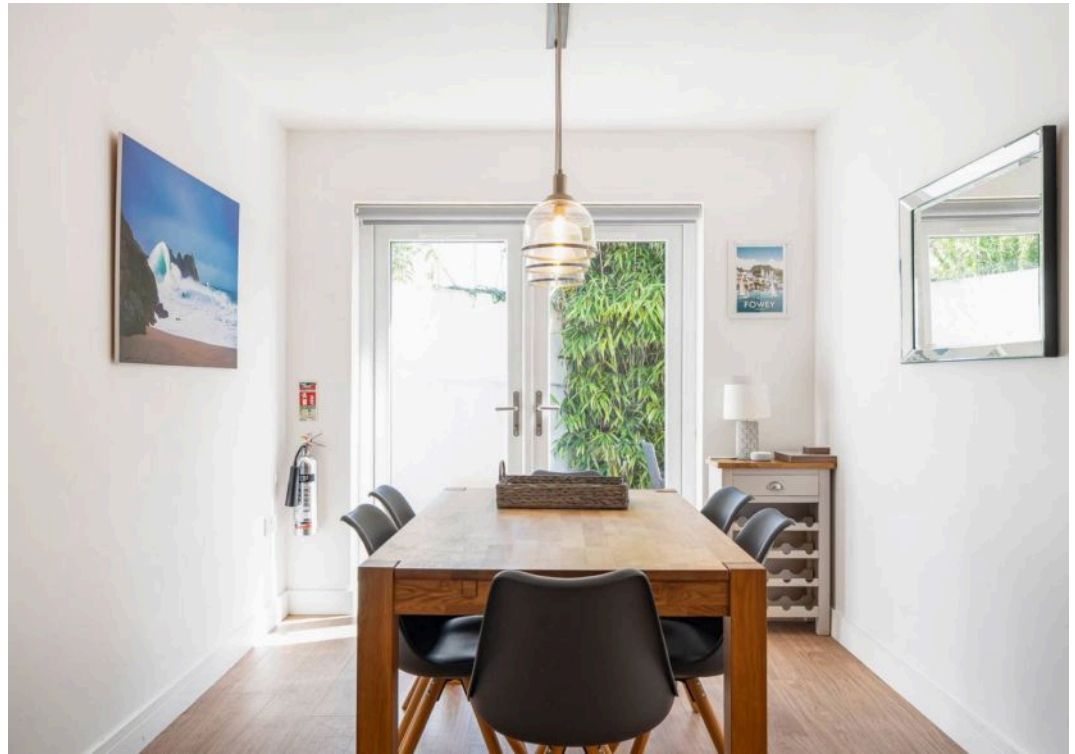
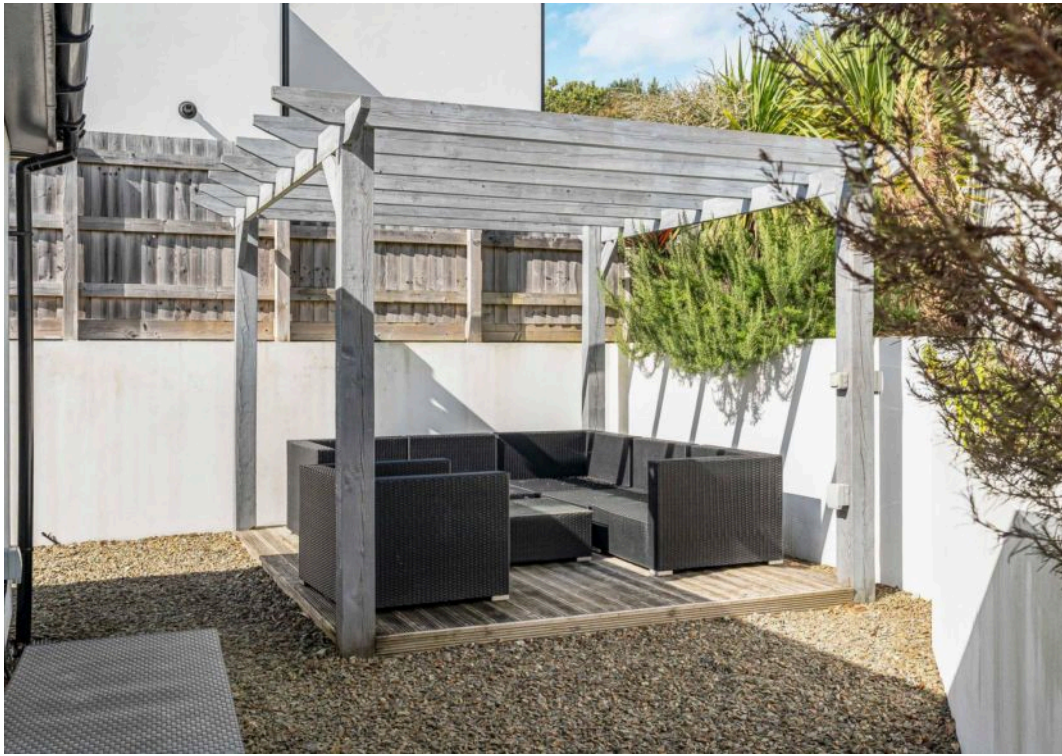
St Austell is home to the famous Eden Project and The Lost Gardens of Heligan. Close by are the beautiful old fishing ports of Fowey and Mevagissey, as well as St Austell's Georgian port Charlestown, a famous setting for many films and TV series. The spectacular beaches and coastal paths around St Austell are some of the most beautiful in Cornwall with Pentewan, Par, Carlyon Bay and Crinnis all within a 4-mile drive offering calm, golden sandy beaches that are great for swimming, water sports and popular with families.

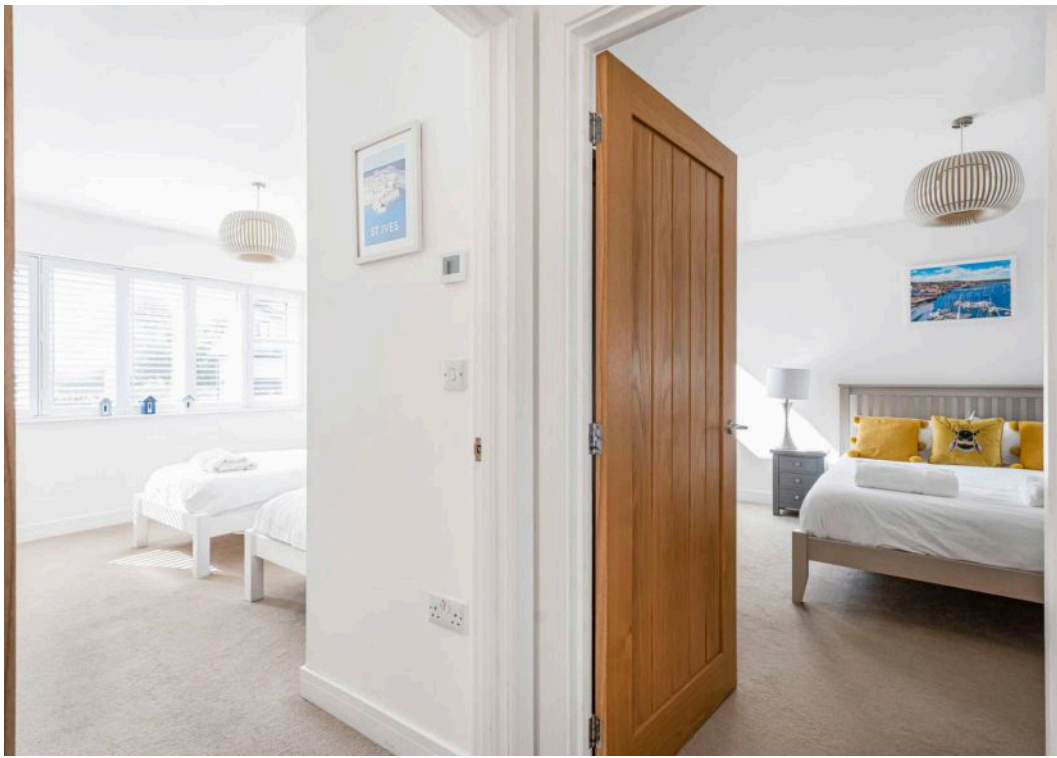
The Cathedral city of Truro being the main centre and capital in Cornwall for business and commerce is approximately 15 miles away..

SERVICES: Mains Water, Drainage, Electricity & Gas.

HEATING: Gas central heating. Underfloor heating to all rooms.







GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cornish Bricks

22 Pydar Street, Truro - TR1 2AY

01872 211655 • contactus@cornishbricks.co.uk • www.cornishbricks.co.uk



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