



Chy An Gwel, Hendra Close, Ashton, TR13 9SS
Offers in excess of £285,000

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Detached four bedroom bungalow offering flexible accommodation situated in a quiet semi-rural cul-de-sac location. Having undergone a comprehensive programme of improvements with the present vendor this property offers spacious and flexible accommodation. Benefiting from a large, recently re-fitted kitchen breakfast room with adjoining sunroom there is also an en-suite bedroom currently used as a guest suite which would also lend itself to a dependent relative, independent teenager or possible income stream via Air B & B. Enjoying a convenient location within easy reach of the coast and countryside, Porthleven, Helston and Penzance and also the A30, we would anticipate this appealing strongly to a range of purchasers from those looking for an active retirement property to a family home. With secluded enclosed gardens bordering farmland, a garage and driveway parking, a viewing is necessary to appreciate the size and quality of accommodation on offer.



CANOPIED ENTRANCE

With outside courtesy light, stone surround, decorative upvc double glazed front door with matching side screen opening into:

ENTRANCE HALLWAY

Radiator, built in airing cupboard housing radiator and offering hanging rail and shelf. Access to loft space and doors to various rooms:

LOUNGE

14'8" x 12'4 (4.47m x 3.76m)

Radiator, UPVC double glazed picture window to rear overlooking the garden and farmland. Door to:

KITCHEN/BREAKFAST ROOM

18'4" x 11'9" (5.59m x 3.58m)

A spacious room which has been recently refitted with a comprehensive range of contemporary base and wall units to include deep pan drawers with work surfaces over. With fitted AEG double oven with warming drawer and fitted induction hob, space and point for upright fridge and freezer, space and plumbing for washing machine, space and point for tumble drier, space and plumbing for dishwasher, stainless steel sink one and a half bowl sink and drainer with mixer tap. UPVC double glazed window to rear overlooking the garden and offering views over farmland. Glazed door to rear lobby and double glazed sliding doors to:

CONSERVATORY

9'4" x 8'8" (2.84m x 2.64m)

Triple aspect with UPVC double glazed windows to rear and both sides, enjoying views over the garden and farmland beyond, UPVC double glazed door to the side accessing the patio.

REAR LOBBY

With obscured UPVC double glazed door to front, radiator, door to garage and door to bedroom four.

BEDROOM FOUR

11'1" (maximum) x 11'4" (maximum) (3.38m (maximum) x 3.45m (maximum))

A lovely room currently used as a guest bedroom with UPVC double glazed window to side overlooking the garden and offering views across adjoining farmland. Door to:

EN-SUITE SHOWER ROOM

7'2" x 3'11" (2.18m x 1.19m)

Comprising a cubicle with chrome effect domestic hot water shower, concealed cistern low level w.c. set in vanity unit with wash hand basin and useful storage, with wall mounted mirror with light above and built in shaver socket, extractor, small UPVC obscured double glazed window to rear and chrome effect ladder style radiator.

BEDROOM ONE

13'7" x 8'11" (4.14m x 2.72m)

UPVC double glazed window to front, radiator, built in storage to include wardrobe, cupboards and drawers.

BEDROOM TWO

10'11" (maximum measurement) x 9'8" (3.33m (maximum measurement) x 2.95m)

With UPVC double glazed window to front and radiator. Currently utilised by the present vendor as a dining room.

BEDROOM THREE

9'9" max x 7'3" (2.97m max x 2.21m)

UPVC double glazed window to front, radiator and built in double wardrobe with mirrored sliding doors.

SHOWER ROOM

8'0" x 6'0" (2.44 x 1.83)

With cubicle housing a chrome effect domestic hot water shower, concealed cistern low level w.c. set in vanity unit with wash hand basin with useful built in storage comprising of cupboards and drawers.

ATTACHED SMALL GARAGE/STORE ROOM

16'10" x 8'4" (5.13 x 2.54)

With electric roller door, power and light and internal access door to rear lobby. Driveway parking to the front of the garage.

OUTSIDE

To the front of the property is a walled front garden which is mainly laid to lawn with established flower borders. A pedestrian access gate leads through to the rear garden. The rear garden offers two patio seating areas, several lawned areas and a 'cottage style' garden area with meandering gravel path, established borders and a further gravelled area at the top of the garden. There are useful external power points in two places and external taps to the front and rear of the property. There is also a useful timber shed. The oil tank and oil fired combi boiler are situated to the side of the property.

SERVICES

Mains electricity and water. Private shared drainage (septic tank). Oil fired central heating.

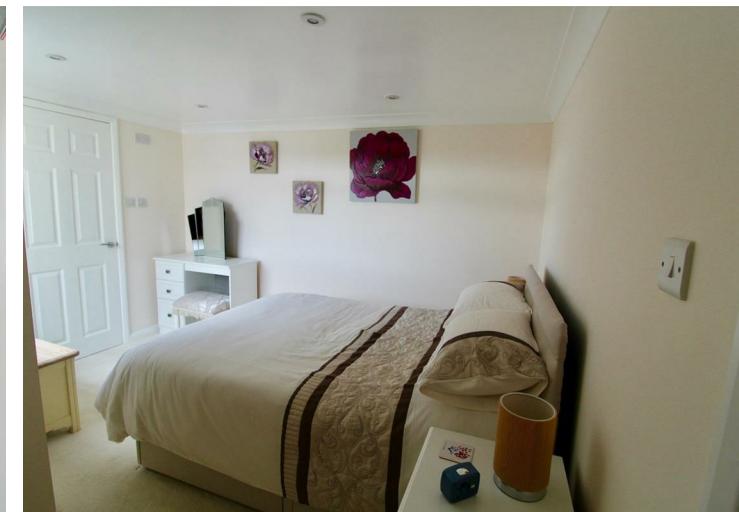
ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - PURCHASERS

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		61
(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

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC