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# BILL BANNISTER

Sales & Lettings



## 10c Gwithian Road

Connor Downs, Hayle, TR27 5EA

**Guide price £425,000**





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Situated in the popular village of Connor Downs, this modern detached bungalow offers good sized family accommodation. An inspection will reveal a generous front conservatory and hallway, a lounge with a focal point multi fuel stove, three bedrooms, master with en-suite and fitted wardrobes, two further bedrooms, a family shower room and a kitchen/diner with plenty of units and facilities. There is also a rear conservatory. The property has gas fired heating and in addition to this there is electric underfloor heating to the family shower room and the kitchen. It is of course double glazed. The gardens are very pleasant and carefully tended and to the front there are lawns and borders plus a tarmac hard standing for three vehicles plus an enclosed storage area. To the rear there is a lovely open outlook and the garden is laid to lawn being well enclosed with borders that have been well tended. There is a garden shed, a large fish pond with a pump and filters and side access is also provided. Connor Downs is a popular place in which to live and it gives access to the north coast at Gwithian and the A30 is within perhaps two and a half miles. The village has a petrol station with convenience store, a public house and bus services.

## **ENTRANCE CONSERVATORY**

**17'3" x 9'11" (5.27m x 3.03m)**

A triple aspect room with doors to the outside, a tiled floor and a radiator.

## **HALLWAY**

Part tiled floor, a radiator and an airing cupboard with a smaller radiator.

## **LOUNGE**

**18'6" x 13'11" (5.66m x 4.25m)**

A very pleasant room with two alcoves and a focal

centre point multi fuel stove with a slate hearth. To the side is a cupboard with sliding doors incorporating a safe.

## **KITCHEN/DINER**

**11'9" x 12'9" (3.60m x 3.91m)**

One and a half bowl stainless steel sink unit plus an excellent array of working surfaces with cupboards and drawers beneath, saucepan storage and complementary eye level units, two having glass doors. Space for a large free standing fridge/freezer. Concealed lighting beneath the eye level units incorporating a tv and radio. There is a double oven, a gas hob with an extractor above and an integrated dishwasher. Tiled walls, a radiator, underfloor heating and spot lighting.

## **MASTER BEDROOM**

**12'2" x 11'3" (3.73m x 3.43m)**

Wardrobe space, a radiator and a small store area leading to:

## **EN-SUITE BATHROOM**

**7'10" x 9'7" (2.40m x 2.93m)**

Twin grip panelled bath, a wet room floor and mains shower. Wash hand basin and wc. Radiator and tiled walls. Door to:

## **UTILITY ROOM**

**8'0" x 5'7" (2.44m x 1.71m)**

Tiled floor, loft access and a door to the rear. There is space for white goods and half tiled walls.

## **BEDROOM 2**

**9'3" x 12'7" (2.84m x 3.85m)**

Wardrobe, a radiator and the main loft access that has a loft ladder, boarded flooring, power connected and the gas boiler.

### **BEDROOM 3**

**7'3" x 9'3" (2.23m x 2.82m)**

Radiator and a fitted shelf.

### **SHOWER ROOM**

**5'10" x 7'2" (1.79m x 2.20m)**

Shower cubicle with a mains shower and sliding doors. Corner pedestal wash hand basin and a low level wc. Two medicine cabinets, underfloor electric heating, a ladder radiator and an extractor fan.

NB. Included with the property will be curtains and blinds where appropriate.

### **OUTSIDE**

To the front of the property there are well enclosed boundaries plus access to tarmac hard standing for several vehicles. To the side of this is a lawn with raised borders and a well established circular bed with a small tree. There are doors to storage facilities which was formerly part of the garage. A side access leads to a very pleasant rear garden with a good open aspect over countryside. To one side there is a cold water tap and a timber garden shed. The garden itself is mostly laid to lawn with borders and quite a substantial koi pond with pumps and filters included. There is a small sun patio to the rear corner. The gardens have been well tended

over the years and should prove of interest to somebody keen to expand what has already been done.

### **DIRECTIONS**

From the A30 take the Camborne West exit and turn left at the junction. At the roundabout take the second exit towards Connor Downs and Hayle and continue along this road until you come into the village. Take the first right into Gwithian Road and the property will be found on your right hand side.





## Road Map



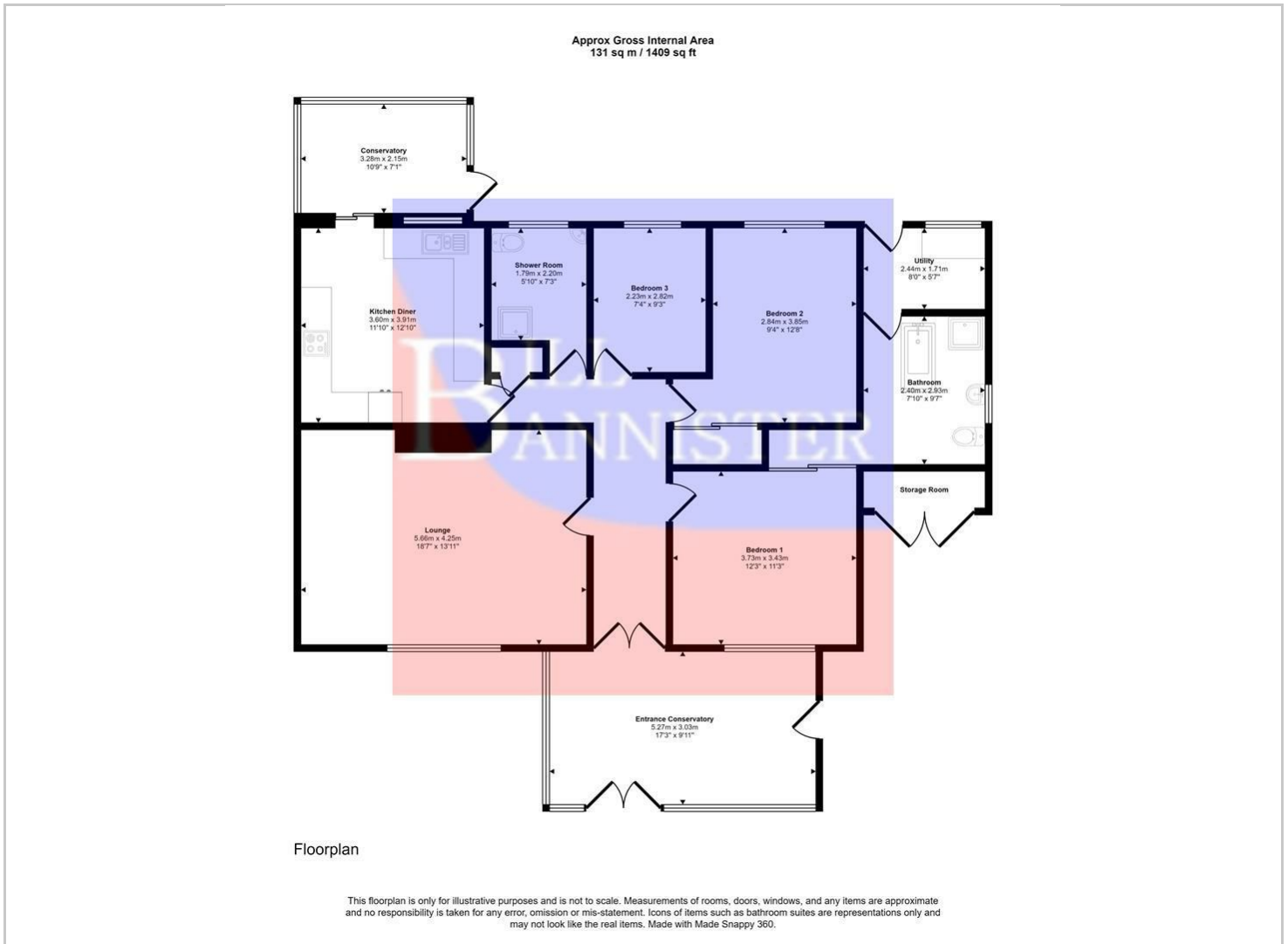
## Hybrid Map



## Terrain Map



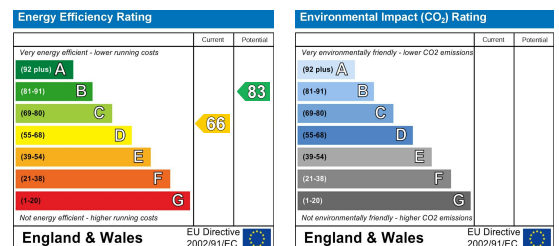
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.