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Sales & Lettings



Chy An Avon Riverside

Angarrack, Hayle, TR27 5JD

Guide price £450,000



This modern detached house benefits from very well presented family sized accommodation and is being sold with no onward chain. There are four bedrooms, a lounge opening to a second reception area, a newly fitted kitchen, utility room, a separate dining room, a first floor family bathroom plus the bonus of a ground floor shower room. The property is double glazed and this is complemented by LPG gas heating. Externally there are gardens to three sides and parking facilities for several vehicles.



Situated in this small ever popular village, Chy An Avon is a modern detached home offered with no onward chain. Recently the subject of updating and improvement, it has a new Howdens kitchen installed and new style oak doors have also been fitted. The ground floor is predominantly laid with laminate flooring and the the stairs and first floor bedrooms have new carpets. The ground floor has full spot lighting and the property benefits from a cloakroom plus a separate utility room. There is double glazing and this is complemented by a propane gas heating system. Externally there is a gated driveway and gardens to three sides together with parking facilities for several vehicles. Nestling by the viaduct, it is close to the riverside and gives access within a few hundred yards to a very popular public house/eatery. Strongly recommended for viewing, especially in view of the location, the property offers the following accommodation:

COVERED FRONT PORCH

With tiled flooring and power connected. Main front door to:

ENTRANCE HALLWAY

Focusing on fine stairs leading to the first floor. Radiator.

SHOWER ROOM

8'9" x 5'10" (2.68m x 1.79m)
Wash hand basin, low level wc and a shower cubicle. Wall tiling.

LOUNGE

10'6" x 14'6" (3.21m x 4.42m)
A very pleasant room with plenty of windows and a good outlook. There is a focal point fire surround but this is no longer in commission. Two radiators and opening to:

SECOND RECEPTION AREA

6'9" x 7'11" (2.08m x 2.42m)
With a window and a radiator.

DINING ROOM

9'8" x 12'3" (2.96m x 3.75m)
With an external door and windows to three sides. Radiator.

KITCHEN

10'8" x 14'9" (3.26m x 4.51m)
Recently refurbished with a Howdens fitted kitchen that affords plenty of working surfaces, a sink unit plus ample cupboards and drawers beneath. There are two eye level cupboards and an extractor. Appliances include a new oven and hob. Laminate flooring, two windows and an external door.

UTILITY ROOM

4'5" x 6'0" (1.36m x 1.85m)
Working surface with space for white goods and a propane gas fired combi boiler. Tiled floor.

FIRST FLOOR

BEDROOM 1

10'7" x 14'7" (3.23m x 4.46m)
Windows to the front and rear, radiator and a tv point.

BEDROOM 2

9'5" x 12'8" (2.88m x 3.88m)
Window to the rear and a radiator.

BEDROOM 3

10'9" x 8'0" (3.29m x 2.45m)
Window to the front with a pleasanst outlook and a radiator.

BEDROOM 4

7'1" x 7'10" (2.16m x 2.40m)
Window to the front and a radiator.

BATHROOM

7'5" x 6'1" (2.27m x 1.87m)
Having half wall tiling and a panelled bath with a mains shower plus a screen to the side. Wash hand basin with a pedestal basin and a wc. Arched double glazed window and a heated towel rail.

LANDING

A substantial walk-in cupboard and loft access.

OUTSIDE

The shared driveway has electric gates serving just three properties. The gardens are predominantly lawned to one side and the rear with a small area leading to raised parking facilities for several vehicles with wrought iron fencing. Garden shed.

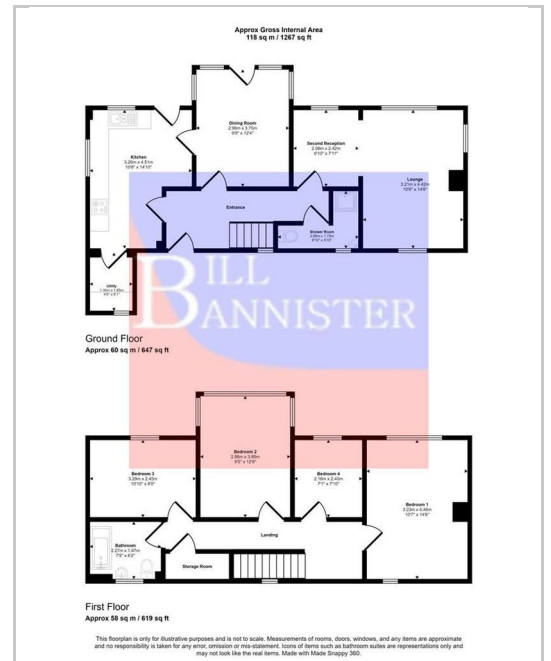
DIRECTIONS

From the A30 westbound take the second turning left at Loggans Moor roundabout. At the next mini roundabout with Marks & Spencer on your right turn left and follow this road to Angarrack. At the crossroads go straight ahead, under the viaduct and the property will be found on the left hand side.

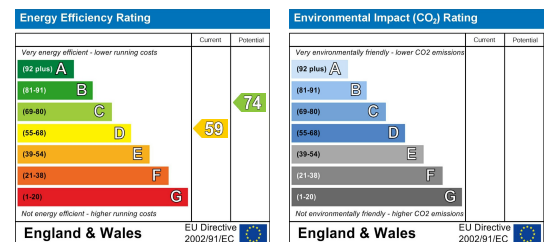
Area Map



Floor Plans



Energy Efficiency Graph



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