



Amal An Avon

Phillack

Hayle

TR27 4QD

Asking Price £375,000

- DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS
- MODERN FITTED KITCHEN/DINING ROOM
- GOOD SIZED LOUNGE
- SHOWER ROOM WITH WALK IN SHOWER
- GARAGE AND DRIVEWAY PARKING
- REAR LANDSCAPED TIERED GARDEN
- POPULAR RESIDENTIAL DEVELOPMENT CLOSE TO THE TOWNS AND HAYLE TOWN CENTRE
- INTERNAL VIEWING HIGHLY RECOMMENDED
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 675.00 sq ft



#### PROPERTY DESCRIPTION

A beautifully presented detached modern bungalow that has been thoughtfully updated and extended by the current owners. Since moving in, the property has undergone refurbishment throughout, including the creation of a lovely kitchen/dining room extension featuring integrated appliances and a skylight that fills the space with natural light, creating a bright and airy heart to the home.

Further improvements include double glazed windows and doors, an updated bathroom, and an insulated loft space, enhancing both comfort and efficiency.

The accommodation also offers a generous lounge, two well-proportioned double bedrooms, and is beautifully decorated throughout in a tasteful, contemporary style.

Outside, the rear garden has been attractively tiered and landscaped to provide distinct areas for outdoor dining, vegetable planting, and lawn, offering both practicality and enjoyment. To the front, there is driveway parking and a garage.

An internal viewing is highly recommended to fully appreciate the quality and setting of this lovely home.

#### LOCATION

Amal An Avon is located on a popular development just a short walk from the town centre. This makes it an ideal location for those seeking easy access to everyday amenities without the need to drive. Local shops, cafés, the post office, and healthcare services are all close by, while larger supermarkets are also within easy reach.

The town is framed by the Hayle Estuary and RSPB nature reserve, perfect for peaceful walks or birdwatching, and only a short distance away are the sandy beaches of Hayle Towans, Gwithian, and Godrevy, offering scenic walks along the coast.

For convenience further afield, Hayle railway station is nearby with regular services along the Cornish Main Line, while the A30 provides quick road access across Cornwall. This combination of a peaceful setting and easy proximity to the town makes Amal An Avon particularly appealing for those looking for relaxed, low-maintenance living with everything they need close at hand.

#### THE ACCOMMODATION COMPRISES:-

(All dimensions are approximate and measured by LIDAR)

UPVC double glazed front door with double glazed side panels to....

#### ENTRANCE HALLWAY

Cloaks hanging space. Radiator. Laminate effect Vinyl flooring. Inset ceiling spot light. Doors off to lounge and kitchen/dining room.

#### LOUNGE

Double glazed window to front. Wood burning stove (not connected) on slate plinth with matching slate back panel. Two radiators. Inset ceiling spotlights. Laminate effect vinyl flooring. Door to....

#### KITCHEN/DINING ROOM

Double glazed window to front. Fitted with a range of modern wall, base and drawers units with work surfaces over and under unit lighting. Inset one and a half bowl sink unit with chrome mixer tap with pull-out spray head. Built in Zanussi electric induction hob. Integrated Zanussi microwave. Integrated fridge, freezer and dishwasher. Built in Zanussi electric double oven with cupboard below. Radiator. UPVC double glazed French doors to rear. Double glazed sky light. Inset ceiling spot lights. Laminate effect vinyl flooring.

#### HALLWAY

Shelved storage cupboard housing Worcester combination boiler. Loft access. Fitted carpet. Doors to bedrooms and bathroom.

#### BEDROOM 1

Double glazed window overlooking rear garden. Built in louvre door wardrobes. Radiator. Inset ceiling spotlights. Fitted carpet.

#### BEDROOM 2

Double glazed window to rear. Radiator. Inset ceiling spotlights. Fitted carpet.

#### SHOWER ROOM

Obscure double glazed window to side courtyard. Walk in shower with mains gas shower with overhead rainfall shower head and separate hand shower. Glazed side screen and tiled surround. Heated towel rail. Low level WC. Oblong wash hand basin set in drawer unit with tiled splashback and illuminated mirrored door cupboard above. Shaver charger socket. Sliding wooden door. Laminate effect vinyl flooring.

#### OUTSIDE

##### FRONT

Gravelled front garden planted with mature trees and shrubs. Paved pathway leading to front door. Gate leading to enclosed area suitable for bin storage. Driveway with tandem parking for 2 cars leading to....

##### GARAGE

Up and over door. Window and door into rear garden. Power and light connected. Plumbing for washing machine. Space for tumble dryer. Loft access.

##### REAR

Access from dining room to an enclosed paved courtyard with gate around to the front and further door leading to landscaped tiered garden. Arranged over 3 levels. Patio area with storage shed. Outside water tap. Paved steps leading to second tier. Two vegetable planters. Lawned area with wooden planter. Further steps leading to top tier with a lawned garden area and timber garden shed. Steps to wooden decked seating area with wooden rail. The garden is fully enclosed by wooden fencing and benefits from mature trees, plants and bushes.

#### SERVICES

Mains gas, electricity, water and drainage. The gas boiler is located in the storage cupboard in hallway.

#### AGENTS NOTE

The present owners have substantially updated the property since the current EPC was carried out. An updated one has been commissioned.

#### DIRECTIONS

From the Millerson, Hayle office turn left and proceed along Fore Street. You will see a petrol station on your right and turn immediate left signposted to Phillack. Go past the recreation ground on the right hand side and then take your first right hand turn, followed by the first left into Amal An Avon. Continue straight ahead and follow the road. The property will be located on the left hand side, indicated by a Millerson For Sale Board.

#### MATERIAL INFORMATION

Verified Material Information:

Council Tax band: D



Tenure: Freehold  
Property type: Bungalow  
Property construction: Standard construction  
Energy Performance rating: D  
Number and types of room: 2 bedrooms, 1 bathroom, 1 reception  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good  
Parking: Garage, On Street, 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 area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes

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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.



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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Approximate total area<sup>(1)</sup>

675 ft<sup>2</sup>  
62.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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