



Gwel Tek

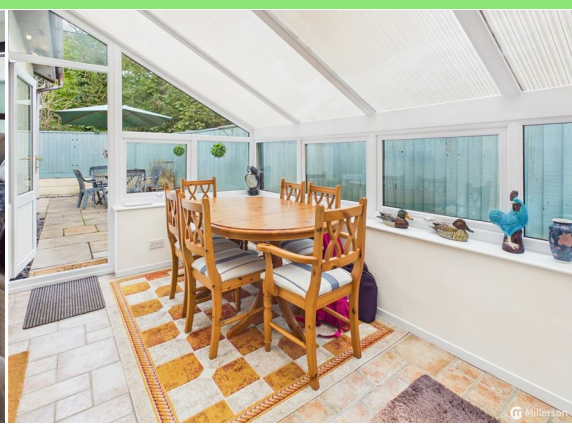
Phillack

Hayle

TR27 4QN

Offers In The Region Of
£400,000

- STYLISH THREE BEDROOM DETACHED BUNGALOW
- FAR-REACHING VIEWS ACROSS HAYLE TOWN
- SPACIOUS LOUNGE WITH HARDWOOD FLOORING & BOX BAY WINDOW
- CONSERVATORY/DINING ROOM WITH DIRECT GARDEN ACCESS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- THREE GOOD BEDROOMS WITH EXCELLENT STORAGE
- LOW-MAINTENANCE ENCLOSED PATIO GARDEN
- DRIVEWAY, PARKING & ATTACHED GARAGE WITH EAVES STORAGE
- WELL MAINTAINED THROUGHOUT & OFFERED WITH NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 823.00 sq ft



PROPERTY DESCRIPTION

This well-presented modern detached bungalow offers comfortable and well-planned accommodation, with three bedrooms and attractive far-reaching views from the main living room. The good-sized lounge has hardwood flooring and a box bay window overlooking Hayle and stretching across to the surrounding countryside. A conservatory, currently used as a dining room, provides a pleasant additional reception space with direct, level access onto the rear patio garden. The modern fitted kitchen is well equipped with an integrated oven, hob and microwave, while the modern shower room has a mains-fed shower. All three bedrooms are well proportioned, with one benefiting from built-in wardrobes and useful over-bed storage. The property has been well maintained throughout and further benefits from gas central heating and uPVC double glazing. Outside, there is an enclosed, low-maintenance patio garden to the side and rear, together with an off-road parking space, driveway and attached garage to the front. The garage also provides excellent additional storage, with plenty of useful eaves storage space. Offered for sale with no onward chain, this is a lovely bungalow that would suit those looking for a comfortable, easily maintained home in a convenient Hayle location.

LOCATION

Gwel Tek is located in St Marys Gardens in Phillack, a popular village on the outskirts of Hayle. The property is well placed for enjoying the beautiful coastline, with the long sandy beaches at Hayle Towans and Gwithian within easy reach, as well as the quieter walks around the Hayle Estuary. Hayle itself offers a good range of everyday amenities including supermarkets, shops, cafés, restaurants and local services, together with its harbour and attractive estuary. The town also has a railway station with services to Penzance and Truro, with further rail connections available from nearby St Erth, and the A30 is easily accessible for travelling throughout Cornwall. St Ives, Marazion and Penzance are all within a relatively short drive, making this a convenient location for both everyday living and enjoying everything the West Cornwall coastline has to offer.

ACCOMMODATION

UPVC part glazed front door into....

ENTRANCE VESTIBULE

Hardwood floor. Storage cupboard suitable for coats and shoes. Electric fuse box. Door into....

LOUNGE

uPVC double glazed box bay window to front with deep window sill and enjoying views across Hayle town. uPVC double glazed sliding patio doors into conservatory. Hardwood floor. Radiator. Doors to kitchen and inner hallway.

KITCHEN

uPVC double glazed window to side. uPVC double glazed door to side. Range of modern wall, base and drawer units with roll top work surfaces over Inset stainless steel single drainer sink unit with mixer tap over. Electric hob with extractor hood over. Built in electric oven with built in microwave over. Integral dishwasher. Space and recess for freestanding fridge/freezer and washing machine. Wall mounted gas boiler. Vinyl flooring.

CONSERVATORY

Step down from lounge. uPVC double glazed with polycarbonate roof. Windows to side and rear. uPVC double glazed door to side patio garden. Spotlights. Radiator. Shelved display plinth. Tiled flooring.

INNER HALLWAY

Hardwood flooring. Hatch to loft space. Doors to bedrooms and shower room.

BEDROOM 1

uPVC double glazed window overlooking rear patio garden. Built in wardrobe unit. Radiator.

BEDROOM 2

uPVC double glazed window overlooking rear patio garden. Built in wardrobes and over-bed storage cupboards. Radiator.

BEDROOM 3

Internal uPVC double glazed window into conservatory. Radiator.

SHOWER ROOM

Obscure uPVC double glazed window to side. Tiled shower cubicle with mains fed shower. Low level WC with concealed cistern. Vanity wash hand basin. Wall mounted mirrored cabinet. Electric heated towel rail. Inset spotlights. Tiled floor and walls.

OUTSIDE

FRONT

To the front, the property is approached over a paved driveway providing off-road parking and access to the attached garage, with a further gravelled area and raised, low-maintenance garden enclosed by attractive rendered walls. A paved pathway and steps lead to the front entrance, with planted pots and borders adding a pleasant touch of greenery.

GARAGE

Electric roller door and excellent additional storage space within the eaves.

REAR

The rear garden is fully enclosed and designed for easy maintenance, with a generous paved patio extending around the side and rear of the bungalow, providing plenty of space for outdoor dining and seating. The garden is private and pleasantly sheltered, with painted fencing and mature greenery to the boundaries. There is a useful garden shed providing additional storage, while the conservatory opens directly onto the patio, making it particularly convenient for enjoying the garden during the warmer months. The garden has been thoughtfully kept and offers a lovely, practical outdoor space without the upkeep of a traditional lawn.

SERVICES

Mains water, electricity, gas and drainage. The gas boiler is located in the kitchen.

DIRECTIONS

From our Hayle office, turn left and proceed along Fore Street and onto Copper Terrace. Take the turning left by the recreation park, and take the next turning on the right. Carry along this road for a short distance and take the next left over the small bridge. Continue into the development and take the second left into Forth An Tewennow. Continue to the top of Forth An Tewennow and turn left into Gwel Tek. The bungalow will be found at the top of the cul de sac.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: D

EPC rating: C

The building

Detached bungalow, standard construction

3 bedrooms, 1 bathroom, 2 receptions



Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three great, EE great

Parking: Garage and Driveway

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL106213):

- The property must only be used as a private home and no other types of buildings should be erected on the land.
- The owner must not do anything on the property that could be considered a nuisance or annoyance to the neighbours.
- There is a standard restriction that the property cannot be sold or transferred without the mortgage lender's consent; this is a routine matter that will be resolved when the mortgage is paid off during the sale.
- The owner has entered into a 'covenant' (a legal promise) to follow all existing rules and to protect the previous owner from any costs if those rules are not followed.
- There are additional rules mentioned in a 1995 document that the owner must follow.
- There is a specific provision regarding the maintenance and ownership of boundary structures such as fences or walls.

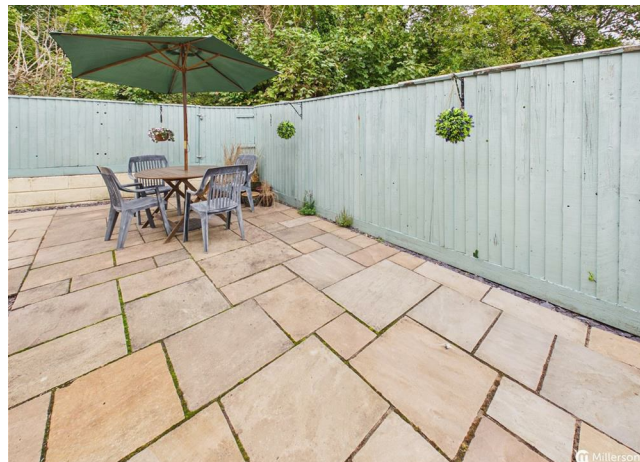
Non-coal mining area: yes

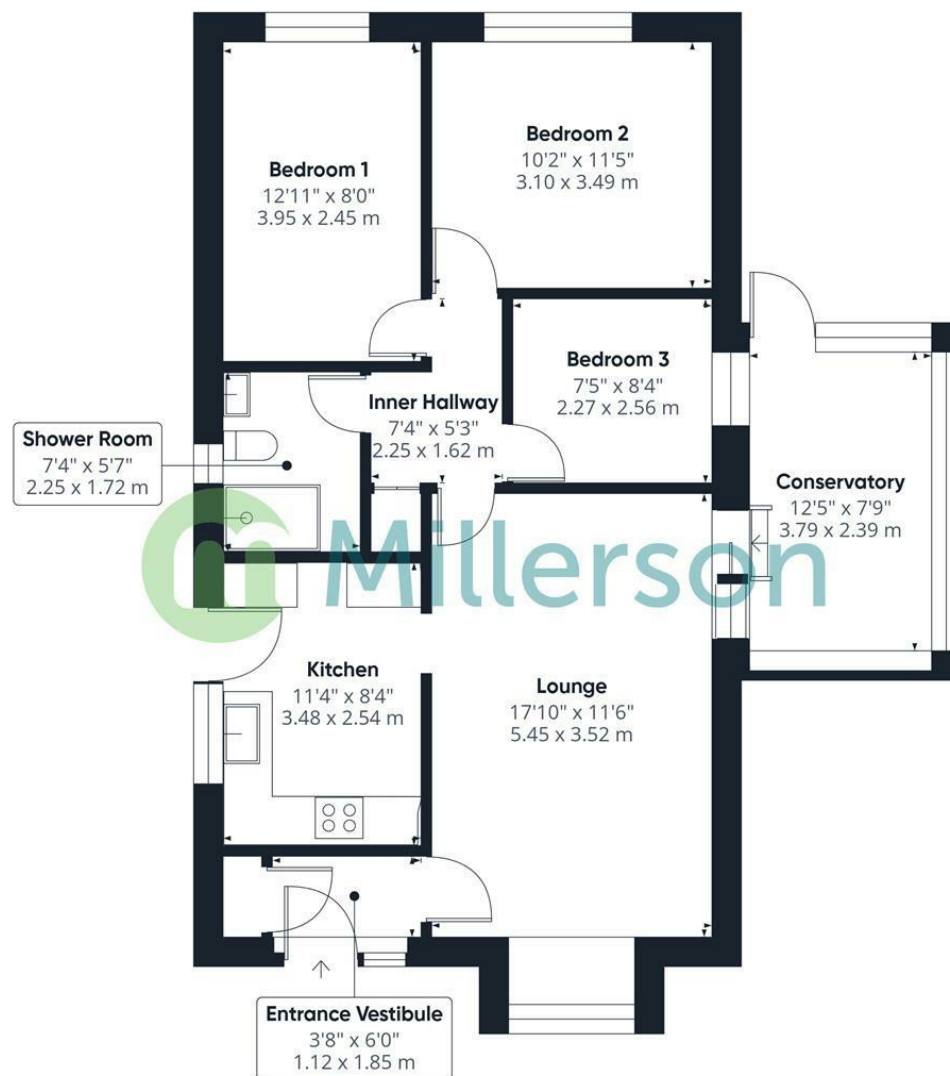
All information is provided without warranty. Contains HM Land Registry data

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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.





Approximate total area⁽¹⁾
823 ft²
76.4 m²

(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.

GIRAFFE360

Needing To Sell?

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

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

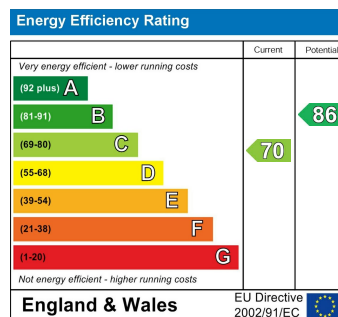
Here To Help

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