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Hayle, Cornwall

Asking Price £230,000

- TWO / THREE BEDROM DETACHED BUNGALOW
- DELIGHTFUL VIEWS ACROSS HAYLE TOWN
- REQUIRING SOME COSMETIC UPDATING
- LANDSCAPED GARDENS
- GARAGE
- A SHORT WALK TO HAYLE BEACH & BACKING ONTO THE TOWANS



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9 Pentowan Road, Hayle, Cornwall, TR27 5AR

Price £230,000 Freehold

ACCOMMODATION (All dimensions are approximate)

SUMMARY

A rare opportunity to purchase a 2/3 bedroom detached bungalow situated on Pentowan Road, backing onto the towans and a short walk to Hayle beach.

The property boasts superb views across Hayle town, good size landscaped gardens and a detached single garage. Internal viewing a must!

Obscured glazed entrance door opening into:

ENTRANCE HALLWAY

Fitted carpets, various doors leading off, loft access, electric night storage heater, wall mounted electric heater, built in airing cupboard housing hot water tank, fitted shelving. Door opening into:

LOUNGE

6.1m x 3.02m (20' x 9'11")
Fitted carpets, electric night storage heater, two windows to the side aspect, open fireplace with granite surround, slate hearth and slate mantle piece. Internal window to the side, archway to rear of the room, double glazed window to the rear and side aspect.

KITCHEN DINER

5.4m x 3.02m (17'9" x 9'11")
Fitted with white shaker style base and wall mounted units with granite effect roll top work surface over, space for washing machine, fridge/freezer and freestanding gas cooker. Stainless steel sink and drainer with tiled splash back, window to the side. Electric night storage heater, glazed door with window to the side leading into:

REAR PORCH

2.54m x 1.85m (8'4" x 6'1")
Double glazed windows to the rear and side aspect, half glazed door to the side, space for fridge, vinyl flooring.

BEDROOM 1

3.58m x 2.84m (11'9" x 9'4")
Fitted carpets, electric night storage heater, built in wardrobe, and space for freestanding wardrobe. Window to the front aspect with views of the garden.

BEDROOM 2

3.28m x 3.02m (10'9" x 9'11")
Fitted carpets, electric night storage heater, window to the front enjoying views of the garden.

STUDY/ BEDROOM 3

2.2m x 1.75m (7'3" x 5'9")
Fitted carpets, window to the side, built in shelving.

BATHROOM

Fitted with a white suite comprising panel enclosed bath with tiled surround. Pedestal wash hand basin, low level w/c with push button flush. Obscured window to the side, wall mounted electric heater, vinyl tile effect flooring.

OUTSIDE

Gated entrance leads to:

FRONT GARDEN

Laid to lawn with mature shrubs and bushes Cornish palm, and timber framed greenhouse.

GARAGE

5.4m x 4.1m (17'9" x 13'5")
(Extending to 15'5") Up and over door, pitched roof, windows to four sides, pedestrian door to the rear. A pathway leads from the top garden

down to a further lawned garden with flower bed borders, enclosed by walling, pathway provides access to the front door.

REAR GARDEN

Laid to lawn, small feature pond, fruit tree, mature shrubs and bushes, gated access leading to a public footpath.

DIRECTIONS

From the Hayle office head out of town and at the mini roundabout before Lidl's turn left to Gwithian. Proceed up the hill for a short distance turning left signposted Sandy Acres. Take the second turning on your left along Pentowan Road. Continue along this road where the property will be seen on your left hand side.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING

Strictly through the vendors agents, Hayle Office, 50 Fore Street Copperhouse, Hayle, Cornwall, TR27 4DY.

Tel: **01736 754115**.

Web: **www.millerson.com**

and **www.rightmove.co.uk**

Email: **hayle@millerson.com**

REF: HAY170048

Energy Efficiency Report



To arrange a viewing please contact
Millerson
Tel: **01736 754115**
Email: **hayle@millerson.com**

Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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