

GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



HALLANE ROAD, ST AUSTELL, PL25 3EL

TOTAL FLOOR AREA: 976 sq.ft. (90.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2025

## 6 HALLANE ROAD, ST AUSTELL, CORNWALL PL25 3EL

PRICE £259,950



**MODERN THREE-BEDROOM SEMI IN SOUGHT-AFTER CUL-DE-SAC THIS STYLISH THREE-BEDROOM SEMI-DETACHED HOME IS TUCKED AWAY IN A QUIET CUL-DE-SAC WITHIN A POPULAR ESTABLISHED DEVELOPMENT, CLOSE TO LOCAL SCHOOLS AND SHOPS. THE PROPERTY BENEFITS FROM A LARGE, MATURE, LEVEL GARDEN AND ATTRACTIVE SEA GLIMPSES, OFFERING THE PERFECT BALANCE OF SPACE AND COASTAL CHARM. DON'T MISS THIS INCREDIBLE OPPORTUNITY TO OWN A HOME THAT PERFECTLY BLENDS COMFORT, CONVENIENCE, AND SPACE. ARRANGE A VIEWING TODAY!**

**Disclaimer:** 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must 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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### The Property

This modern and stylish three-bedroom semi-detached house is nestled in a peaceful cul-de-sac within a sought-after, established development. Perfectly located near local schools and shops, this property boasts a particularly large, mature, level garden—ideal for families or those who love outdoor space. The property enjoys sea glimpses, adding a touch of coastal charm to its appeal. This property offers a larger-than-average garage and a spacious entrance hall, providing well-planned and practical accommodation. The home features gas central heating, UPVC double-glazed windows, and a charming coloured composite front door. Inside, the thoughtfully designed layout includes an inviting entrance hall with direct access to the garage, a cosy lounge leading through an archway to the dining room, a well-appointed kitchen, a rear porch, three generously sized bedrooms, and a family bathroom. Don't miss this incredible opportunity to own a home that perfectly blends comfort, convenience, and space. Arrange a viewing today!

St Austell, one of Cornwall's largest towns, known for its rich history, stunning coastline, and strong community spirit. Once a major center for the china clay industry, the town has evolved into a popular residential and tourist destination. Just a short distance away is Charlestown, a charming, historic port famous for its beautifully preserved Georgian harbour, often used as a filming location for period dramas such as Poldark. Charlestown boasts a selection of waterfront restaurants, galleries, and a fascinating Shipwreck Museum. Another major attraction nearby

### Room Descriptions

#### Entrance Hall

6' 11" x 5' 8" (2.11m x 1.73m) This property boasts a stylish half-glazed composite front door with a matching side panel and window, adding both charm and natural light to the entrance. A convenient door provides direct access to the garage, combining practicality with modern design.

#### Lounge

13' 7" x 12' 7" (4.14m x 3.84m) This space features a UPVC double-glazed window at the front, filling the room with natural light. A centerpiece fireplace with a sleek slate hearth adds character and warmth, creating the perfect setting for relaxation. The stairs lead to the first floor, complemented by a convenient understairs cupboard for storage, and open seamlessly into the dining room, making this area ideal for family living and entertaining.

#### Dining Area

10' 5" x 8' 1" (3.18m x 2.46m) This inviting room features a double-glazed window at the rear. A convenient doorway leads directly to the kitchen, offering seamless flow for daily living and entertaining. The dimmer switch-controlled lighting adds a touch of versatility, letting you create the perfect ambiance for any occasion.

#### Kitchen

10' 5" x 7' 2" (3.18m x 2.18m) This stylish kitchen is both functional and well-equipped, featuring a UPVC double-glazed window to the side for natural light. It offers dedicated space and plumbing for a washing machine and dishwasher, along with room for a fridge and a cooker, complete with a stainless steel extractor above. The granite-effect worktops, matching splashbacks, and inset stainless steel 1.5 bowl single drainer sink unit add a modern touch. A range of base and wall-mounted cupboards, including a handy three-drawer base unit and wine rack, provides ample storage. The slate-effect tiled flooring completes the contemporary look, making this kitchen a practical and attractive space for any home.

#### Rear Porch

6' 7" x 3' 3" (2.01m x 0.99m) This rear porch is a fantastic addition to the property, featuring UPVC double-glazed windows that let in plenty of natural light, creating a bright and airy space. A convenient door leads directly to the rear, offering easy access to the garden or outdoor area.

#### Landing

With double glazed window to the side elevation, access to the roof void and doors to :-

#### Bedroom 1

13' x 8' 6" (3.96m x 2.59m) This bedroom offers a UPVC double-glazed window at the front. A convenient recess for wardrobes adds practicality, making it easy to organize your storage while keeping the room spacious and uncluttered.

#### Bedroom 2

9' 1" x 9' 4" (2.77m x 2.84m) This room is complemented by a UPVC double-glazed window to the rear, allowing natural light to brighten the space. Additionally, the recessed cupboard offers convenient storage.

#### Bedroom 3

9' 6" x 6' 10" (2.90m x 2.08m) This room features a double-glazed window to the front. Additionally, the built-in storage cupboard adds practicality, offering a convenient solution for keeping the area neat and organized.

#### Bathroom

6' 2" x 6' 1" (1.88m x 1.85m) This fully tiled family bathroom is both modern and practical, featuring a double-glazed window to the rear. The white suite includes a stylish P-shaped panelled bath with a shower screen and an electric shower overhead, a low-level WC, and a pedestal wash hand basin. Designed for comfort and functionality, this space is ideal for relaxing and refreshing.