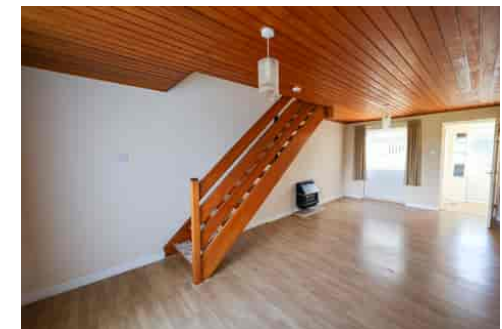




**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based 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.

## 39 BEACH ROAD, CARLYON BAY, ST AUSTELL, CORNWALL PL25 3PQ

**PRICE £325,000**



**FOR SALE AND CHAIN FREE IS THIS RELATIVELY MODERN DETACHED 2/3 BEDROOM HOUSE SITUATED IN A QUIET CUL DE SAC LOCATION ENJOYING A LARGE REAR LEVEL GARDEN. WALKING DISTANCE TO LOCAL SHOPS AND RESTURANTS WITH THE LOCAL BEACH AND GOLF COURSE INSTANTLY ACCESSABLE. THE ACCOMMODATION COMPRISES OF ENTRANCE PORCH, DUAL APSECT LOUNGE, KITCHEN, CONSERVATORY, INTEGRAL GARAGE, TWO BEDROOMS WITH THE STUDY/ BOX ROOM AND SHOWER ROOM.**

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### The Property

For sale and chain free is this relatively modern detached 2/3 bedroom house situated in a quiet cul de sac location enjoying a large rear level garden. Walking distance to local shops and restaurants with the local Beach and golf course instantly accessible. The accommodation comprises of entrance porch, dual aspect lounge, kitchen, conservatory, integral garage, two bedrooms with the study/ box room and shower room.

### Room Descriptions

#### Entrance Porch

With half glazed door and side screen and door leading the lounge/dining room.

#### Lounge/Dining Room

22' 0" x 10' 8" (6.71m x 3.25m)  
Open tread stairs to the first floor, gas fire, large windows to the front and rear. Door to the kitchen.

#### Kitchen

11' 6" x 7' 7" (3.51m x 2.31m)  
Door to the integral garage. Fitted with a range of base units and high level cupboards, space for cooker and fridge, space and plumbing for washing machine, tiled splashback, half glazed U.p.v.c. window to the conservatory, window to the rear.

#### Integral Garage

15' 0" x 7' 8" (4.57m x 2.34m) With light and power, metal up and over door.

#### Conservatory

7' 6" x 6' 0" (2.29m x 1.83m) With ceramic tiled floor, full glazed door to the rear garden.

#### Landing

With access to the roof void, airing cupboard.

#### Shower Room

9' 5" x 4' 9" (2.87m x 1.45m) With window to the rear, double shower cubicle with electric shower, wash hand basin and low level W.C.

#### Bedroom

10' 3" x 9' 3" (3.12m x 2.82m)  
Window to the rear. door recess.

#### Bedroom 1

11' 6" x 9' 6" (3.51m x 2.90m)  
Window to the front, door recess.

#### Box Room

9' 3" x 8' 3" (2.82m x 2.51m) Max L shaped.

#### Outside

To the front of the property is a parking area with access either side of the property leading to the rear and side garden areas. To the right hand side is a gravelled area which then leads around to the rear where you will find a level sizable garden with patio areas and lawn with a range of delightful mature shrubs along all the boundaries.