

PARK GWYN, ST STEPHEN, ST AUSTELL

PRICE £285,000



FOR SALE: A SPACIOUS AND WELL-PRESENTED SEMI-DETACHED BUNGALOW LOCATED AT THE END OF A QUIET CUL-DE-SAC, OFFERING FLEXIBLE LIVING WITH TWO OR THREE BEDROOMS AND A GENEROUS LEVEL GARDEN EXTENDING TO THE REAR AND SIDE. THE ACCOMMODATION INCLUDES AN ENTRANCE HALL LEADING TO A COMFORTABLE LOUNGE, A WELL-EQUIPPED KITCHEN WITH AN ADJOINING UTILITY ROOM, AND A VERSATILE DINING ROOM THAT CAN ALSO SERVE AS A THIRD BEDROOM. A BRIGHT CONSERVATORY PROVIDES ADDITIONAL LIVING SPACE, WHILE TWO FURTHER BEDROOMS AND A BATHROOM COMPLETE THE LAYOUT. THE PROPERTY BENEFITS FROM ELECTRIC HEATING WITH WALL-MOUNTED RADIATORS AND ENJOYS EASY, LEVEL ACCESS TO LOCAL SHOPS AND AMENITIES. THIS CHARMING BUNGALOW IS AN EXCELLENT OPPORTUNITY FOR THOSE SEEKING A PEACEFUL YET CONVENIENT HOME.

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.



The Property

For sale: a spacious and well-presented semi-detached bungalow located at the end of a quiet cul-de-sac, offering flexible living with two or three bedrooms and a generous level garden extending to the rear and side. The accommodation includes an entrance hall leading to a comfortable lounge, a well-equipped kitchen with an adjoining utility room, and a versatile dining room that can also serve as a third bedroom. A bright conservatory provides additional living space, while two further bedrooms and a bathroom complete the layout. The property benefits from electric heating with wall-mounted radiators and enjoys easy, level access to local shops and amenities. This charming bungalow is an excellent opportunity for those seeking a peaceful yet convenient home

St Stephen is a charming village located just outside St Austell in Cornwall, offering a blend of rural tranquility and convenient amenities. The village has a strong sense of community and provides essential services, including a local shop, post office, pub, primary and secondary schools, and a doctor's surgery. There are also recreational facilities such as a village hall, playing fields, and various clubs and activities for residents. St Stephen enjoys excellent transport links to St Austell, where a wider range of shopping, dining, and leisure options can be found, including supermarkets, restaurants, and the picturesque Carlyon Bay beaches. The nearby A30 offers easy access to Truro and beyond, making it an attractive location for families and commuters alike.

Room Descriptions

Entrance hall

With part glazed Upvc door, airing cupboard with hot water tank and immersion heater, access to the roof space, RCD unit, electric radiator.

Bedroom 2

2.99m x 2.115m (9' 10" x 6' 11")
Panel radiator, Upvc window to the side.

Bedroom 1

2.96m x 3.32m (9' 9" x 10' 11")
Window to the rear, two double fitted wardrobe cupboards with storage above, wall mounted electric radiator.

Bathroom

1.94m x 2.38m (6' 4" x 7' 10") With a three piece white suite comprising panelled bath with shower mixer attachment, low level W.C. was hand basin, electric towel radiator, florescent light/shaver socket, three walls fully tiled.

Lounge

4.38m x 3.48m (14' 4" x 11' 5")
With sliding patio doors to the front paved area, recessed lights, electric radiator, door leading to the kitchen.

Kitchen

2.97m x 1.95m (9' 9" x 6' 5")
electric radiator, window to the rear, space for fridge freezer, space for an electric oven, extractor, tiled splashback, door leading to the rear utility room.

Utility Room

1.34m x 2.55m (4' 5" x 8' 4") With half glazed door to the conservatory, door leading to the dining room, space and plumbing for washing machine, range of high level cupboards, space for freezer.

Dining Room/Third bedroom

2.56m x 3.56m (8' 5" x 11' 8")
Window to the front, electric radiator.

Conservatory

3.92m x 2.31m (12' 10" x 7' 7")
With a pitched hipped roof, door to the rear garden, electric radiator.

Outside

To the front is a paved area which extends across the front extending to the right hand side providing access to the side garden. At present there is a single tarmac parking space. The rear garden is an undoubted feature of this property it is level and large mainly lawned for ease of maintenance with various mature shrubs planted across the garden area.