

156 KILLYVARDER WAY, ST AUSTELL PL25 3DL

PRICE £259,950



FOR SALE AND CHAIN FREE IS THIS LARGER THAN AVERAGE SEMI DETACHED HOUSE SITUATED ON THE VERY POPULAR RESIDENTIAL DEVELOPEMENT, APPROXIMATLEY 1.5 MILES NORTH EAST OF THE TOWN CENTRE AND WITH SCHOOLS AND OUT OF TOWN SHOPPING AREAS MORE CLOSELY SITUATED. THE WELL PRESENTED AND ARRANGED ACCOMMODATION COMPRISES OF ENTRANCE LOBBY, CLOAKROOM, VERY LARGE LIVING AND DINING AREA, KITCHEN, CONSERVATORY, THREE GENEROUS BEDROOMS AND FAMILY BATHROOM. ATTACHED GARAGE WITH BRICK PAVED DRIVEWAY, LEVEL REAR GARDEN WITH PATIO AND LAWN. TO THE FRONT ON THE FIRST FLOOR THERE ARE EXCELLANT COASTLINE VIEWS.

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

For sale and chain free is this larger than average semi detached house situated on the very popular residential development, approximately 1.5 miles North East of the town centre and with schools and out of town shopping areas more closely situated. The well presented and arranged accommodation comprises of Entrance lobby, cloakroom, very large living and dining area, kitchen, conservatory, three generous bedrooms and family bathroom. Attached garage with brick paved driveway, level rear garden with patio and lawn. To the front on the first floor there are excellent coastline views.

Room Descriptions

Entrance Porch

Half glazed upvc door. Door leading to:

Cloakroom

Night storage heater. Half tiled walls. Low level WC. Vanity unit. Window to the side. Sliding door into:

Garage

8' 4" x 19' 5" (2.54m x 5.92m). Space and plumbing for washing machine. Range of storage cupboards.

Lounge / Dining Room

11' 2" x 23' 5" (3.40m x 7.14m). Night storage heater. Large upvc window to the front. Sliding patio doors to the rear. Light on dimmer switch. Three wall lights. Door with stairs leading to the first floor. Large under stairs cupboard.

Kitchen

8' 5" x 9' 3" (2.57m x 2.82m). Fitted with a range of off white base units. Space and plumbing for a dishwasher. 1 and 1/2 bowl sink unit. Wood effect work surface. Window to the rear. Space for a cooker. Space for a fridge / freezer.

Conservatory

19' 6" x 7' 8" (5.94m x 2.34m). Upvc with french doors to the rear garden.

First Floor Landing

2' 9" x 12' 5" (0.84m x 3.78m). Roof access. Very large airing cupboard housing a copper tank.

Bathroom

9' 3" x 8' 3" (2.82m x 2.51m). Window to the front. Corner bath with mixer tap. Corner shower unit with mira electric shower. Extractor. Half tiled walls. Vanity suite with a range of cupboards and built in mirror. Down lighters.

Bedroom 2

11' 11" x 13' 7" (3.63m x 4.14m) Maximum.

Bedroom 1

10' 8" x 9' 5" (3.25m x 2.87m) Range of built in wardrobes. Window to the rear

Bedroom 3

9' 11" x 10' 2" (3.02m x 3.10m)

Outside

To the front of the property is a large brick paved driveway with plenty of parking and a small lawn area and a pathway leading to the left hand side which takes you to the rear garden. The rear is level with a slate paved slightly raised patio area leading out onto a level lawned garden with a variety of mature shrubs along the border.