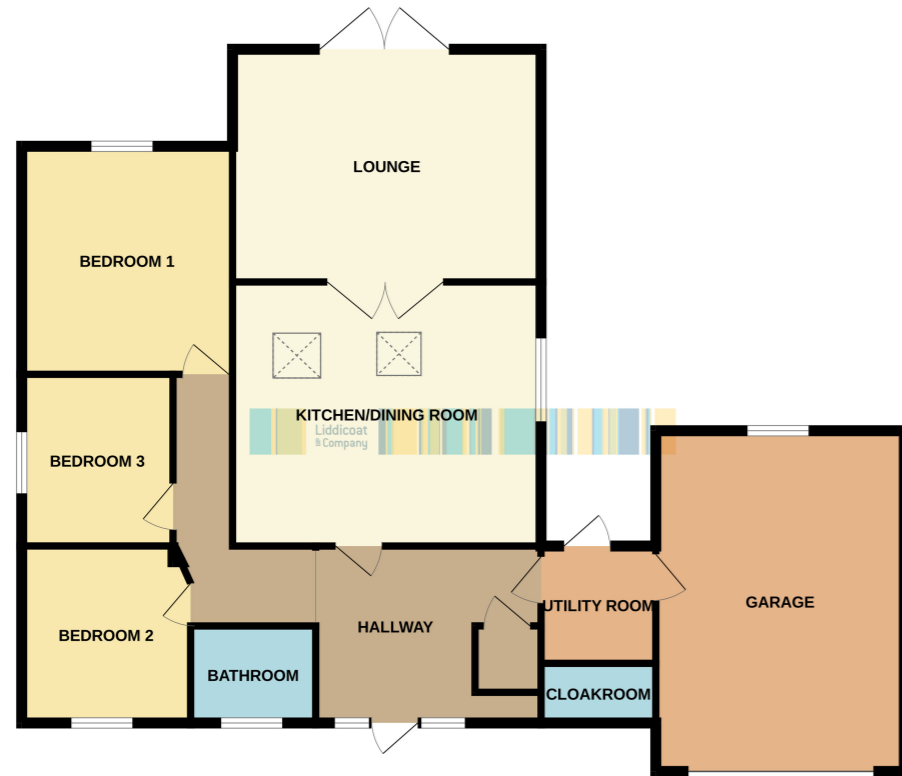


GROUND FLOOR  
1259 sq.ft. (116.9 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (116.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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**6 HADDON WAY, CARLYON BAY, ST AUSTELL, CORNWALL  
PL25 3QG**

**PRICE £550,000**



CHAIN FREE / POSSIBILITY OF A PART EXCHANGE HAVING BEEN RECENTLY REFURBISHED, UPDATED, REPAIRED AND FINISHED, THIS BEAUTIFULLY PRESENTED 3 BEDROOM (EASY SCOPE FOR A 4TH BEDROOM) DETACHED BUNGALOW SITUATED WITHIN THE PRIME AND SOUGHT AFTER LOCATION OF CARLYON BAY OFFERING CONTEMPORARY LIVING ACCOMMODATION, AMPLE PARKING AND GARDEN WITHIN WALKING DISTANCE OF LOCAL BEACH AND COAST PATHS. WITH A FANTASTIC VAULTED CEILING KITCHEN/DINING ROOM WITH VELUX WINDOWS. DOUBLE DOORS OPENING TO THE LOUNGE TO PROVIDE A MODERN OPEN PLAN LIVING AREA WITH BI-FOLDING DOORS OPENING TO THE TERRACED SEATING AREA AND GARDEN. IN BRIEF THE ACCOMMODATION COMPRISES OF SPACIOUS BRIGHT ENTRANCE HALL, 3 DOUBLE BEDROOMS (ACCESSED FROM NEWLY FORMED HALLWAY), A BATHROOM, LARGE KITCHEN/DINING ROOM/LIVING ROOM. FROM THE ENTRANCE HALL THERE IS NEWLY COMPLETED UTILITY AREA LEADING AN ADDITIONAL WC / CLOAKROOM (SCOPE FOR SHOWER ROOM) AND DOOR LEADING TO AN INTEGRATED GARAGE (WITH SCOPE FOR CONVERSION).

**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.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

Email: [sales@moveincornwall.co.uk](mailto:sales@moveincornwall.co.uk) Website: [www.moveincornwall.co.uk](http://www.moveincornwall.co.uk) Telephone: 01726 69933





### The Property

CHAIN FREE / POSSIBILITY OF A PART EXCHANGE Having been recently refurbished, updated, repaired and finished, this beautifully presented 3 bedroom (easy scope for a 4th Bedroom) detached bungalow situated within the prime and sought after location of Carlyon Bay offering contemporary living accommodation, ample parking and garden within walking distance of local beach and coast paths. With a fantastic vaulted ceiling kitchen/dining room with velux windows. Double doors opening to the lounge to provide a modern open plan living area with bi-folding doors opening to the terraced seating area and garden. In brief the accommodation comprises of spacious bright entrance hall, 3 double bedrooms (accessed from newly formed hallway), a bathroom, large kitchen/dining room/living room. From the entrance hall there is newly completed utility area leading an additional WC / cloakroom (scope for shower room) and door leading to an integrated garage (with scope for conversion).

Haddon Way is a highly regarded and well established location within the popular Carlyon Bay area, noted for its large sandy beach, headland and clifftop walks, renowned hotel and golf course. There are a number of amenities within the Carlyon Bay area including primary school and the secondary schools are also close by. The neighbouring historic village of Charlestown boasts a number of excellent pubs, restaurants and beautiful harbour.

### Room Descriptions

#### Entrance Hall

New Front Entrance Grey UPVC door and side screens to bright and airy entrance hall. Newly formed hallway with doors off to all 3 bedrooms and bathroom, glazed door to kitchen/dining room, which in turn leads through to the living area. Door to integral garage. Door to storage cupboard housing wall mounted Worcester boiler. Radiator. Drimaster System. Door through to newly formed Utility / Cloakroom / Additional WC (with scope for additional shower room). Moduleo luxury vinyl flooring which continues through to kitchen/dining room and lounge

#### Kitchen / Dining Room

5.23m x 4.44m (17' 2" x 14' 7"). Fantastic contemporary family area with high vaulted ceiling and two velux windows. Fitted with a solid wood pale grey effect Shaker style kitchen providing cupboard and drawer storage, solid quartz working surface over with matching splashback. Inset Belfast sink. Space and plumbing for dishwasher and built-in fridge/freezer. Large Rangemaster Cooker with stylish tiled backing and matching hood. Inset ceiling spotlights. Window to side. Radiator, solid wood glazed bi-folding doors to living area.

#### Lounge

5m x 3.96m (16' 5" x 13' 0"). Light and attractive room via bi-folding doors opening into rear terrace seating and garden. Window to side. Inset ceiling spotlights. TV aerial.

#### Utility Area

7' 4" x 5' 1" (2.24m x 1.55m) With plumbing for washing machine, door leading to the rear garden, door leading into the integral garage and door into Cloakroom / additional WC.

#### Cloakroom/WC

With wash hand basin and WC (and scope for shower room).

#### Bedroom 1

12' 3" x 11' 4" (3.73m x 3.45m), Radiator. replaced carpets and brand new UPVC window to rear.

#### Bedroom 2

9' 6" x 9' 1" (2.90m x 2.77m) Radiator, replaced carpets and brand new UPVC window to side.

#### Bedroom 3

9' 3" x 8' 1" (2.82m x 2.46m) Radiator, replaced carpets and brand new UPVC window to side.

#### Bathroom

2.49m x 1.70m (8' 2" x 5' 7"). Modern white suite comprising panelled bath, close coupled W.C. and pedestal wash hand basin with tiled splashback. Fully tiled around bath area. Victorian style radiator / towel rail. Extractor fan and inset ceiling spotlights, under floor heated tiled flooring, alcove shelving area and one obscure glazed window to front.

#### Integral Garage

5.79m x 5.36m (19' 0" x 17' 7") (narrowing to 11'4" maximum) L-shaped garage. Spacious garage with newly install electric roller door and tap. Double glazed window to rear and step leading up to a raised utility area which has space and plumbing for washing machine and further appliance space along with pedestrian door leading to the rear garden. In the utility area there is a cloakroom with low level W.C. and wash hand basin.

#### Outside Space

Outside To the front there is a tarmac driveway/hardstanding parking for 3 vehicles. Newly formed steps lead up to front entrance with pathway continuing around to the side of the bungalow leading to the rear. Modern cladding panels with integrated feature wall lighting. Good expanse of lawned garden to the front with established shrubs. To the rear garden there is a gravel slate chipped patio / seating area off the living room. Good expanse of lawn which continues around to the side of the bungalow where this is a further lawned area and has an established mature Magnolia tree. The whole is well enclosed with timber fencing to boundaries.