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21 KENT AVENUE, CARLYON BAY, ST AUSTELL, CORNWALL PL25 3HH

PRICE £369,950



FOR SALE AND CHAIN FREE IS THIS DECEPTIVELY SPACIOUS THREE BEDROOM DORMER BUNGALOW SITUATED QUIETLY AT THE END OF A SMALL CUL DE SAC WITHIN THE SOUGHT AFTER COASTAL AREA OF CARLYON BAY. THE PROPERTY IS CONSIDERED TO BE IN GOOD CONDITION AND READY FOR OCCUPATION. THE ACCOMMODATION COMPRISES OF ENTRANCE PORCH, CLOAKROOM, LOUNGE/DINING ROOM, CONSERVATORY, THREE BEDROOMS, BATHROOM. PLEASE NOTE TWO BEDROOMS ARE ON THE GROUND FLOOR AND ONE BEDROOM TO THE FIRST FLOOR. OUTSIDE GARAGE A DRIVEWAY PARKING FOR THREE CARS. ENCLOSED REAR GARDEN.

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 and chain free is this deceptively spacious three bedroom dormer bungalow situated quietly at the end of a small cul de sac within the sought after coastal area of Carlyon Bay. The property is considered to be in good condition and ready for occupation. The accommodation comprises of Entrance porch, cloakroom, lounge/dining room, conservatory, three bedrooms, bathroom. Please note two bedrooms are on the ground floor and one bedroom to the first floor. Outside garage a driveway parking for three cars. Enclosed rear garden.

The property benefits from gas fired central heating and UPVC double glazed windows and doors throughout.

Situated within approximately five minutes of the property is the beach at Carlyon Bay, and an 18 hole golf course situated on the cliff tops. Carlyon Bay offers a range of eateries and stunning coastal walks along the south coast which surround St Austell Bay. The picturesque harbour at Charlestown is only a short distance and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. Further afield lie The Lost Gardens of Heligan and of course the world famous Eden Project. The sheltered day sailing waters of the south coast are immediately on hand whilst those with a more adventurous streak will find the surfing waters of the north coast and the desolate moorlands of Penwith and Bodmin within driving distance.

Room Descriptions

Entrance Porch

4' 3" x 5' 0" (1.30m x 1.52m) Half glazed leading light stained glass UPVC door, door to the cloakroom and door leading into the lounge.

Cloakroom

5' 0" x 4' 6" (1.52m x 1.37m) Window to the front, low level W.C. wash hand basin. Wall mounted Baxi gas fired central heating boiler.

Lounge/Dining Room

19' 8" x 10' 1" (5.99m x 3.07m) Window to the front and side, telephone point, TV point ornate fireplace with marble backing and hearth, door leading to the kitchen and inner lobby.

Kitchen

9' 3" x 10' 6" (2.82m x 3.20m) plus an under stairs recess, stable door to the side, fitted with a good range of units, both floor and wall mounted including a built in oven, gas hob and extractor, space and plumbing for dishwasher and washing machine, window to the side.

Inner Lobby

9' 3" x 3' 6" (2.82m x 1.07m) With stairs to the first floor, and doors leading to the bedrooms and conservatory.

Bedroom 2

10' 3" x 13' 7" (3.12m x 4.14m) Window to the rear.

Bedroom 3

13' 8" x 9' 3" (4.17m x 2.82m) There is a small tiled area, where a shower cubicle has been installed, French doors to the rear conservatory.

Conservatory

15' 8" x 7' 3" (4.78m x 2.21m) French doors leading to the garden.

Landing

With velux skylight, eaves storage cupboard, door leading to the bedroom and door leading to the bathroom

Bedroom 1

13' 8" x 9' 9" (4.17m x 2.97m) With window to the rear and skylight, eaves storage cupboard.

Bathroom

7' 3" x 7' 7" (2.21m x 2.31m) Fitted with three piece suite comprising panelled bath with shower over, low level W.C. was hand basin, velux sky light, eaves storage, radiator.

Outside

To the front there is a lawned garden and to the side a tarmac driveway providing parking for three cars and access to the garage.

The rear garden is landscaped with low maintenance in mind being paved in the main with raised shrub beds.

Garage

18' 6" x 8' 9" (5.64m x 2.67m) With power and light connected.