



## 6 Dinas Road, St. Columb, Cornwall, TR9 6SJ

A LOVELY FAMILY HOME IN A DESIRABLE CUL DE SAC POSITION WITH SOUTH FACING GARDENS AND IMMACULATE INTERIORS. 3 BEDROOMS, GORGEOUS KITCHEN, 2 RECEPTION ROOMS, PARKING FOR 3, DOWNSTAIRS WC AND UTILITY. LOCATED IN THE POPULAR MID COUNTY TOWN OF ST COLUMB MAJOR 7 MILES FROM NEWQUAY.

£260,000  
Freehold

our ref: CNN9923

## KEY FEATURES



3



2



1

Energy rating (EPC) **D**

Council tax band: **B**

- POPULAR FAMILY LOCATION IN ST COLUMB MAJOR
- SPACIOUS LIVING ROOM WITH MULTI-FUEL BURNER
- MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- FLEXIBLE SECOND RECEPTION ROOM/OCCASIONAL BEDROOM
- DOWNSTAIRS WC AND UTILITY ROOM
- HOME OFFICE AND FAMILY STORE
- THREE WELL-APPOINTED BEDROOMS
- LUXURIOUS MAIN FAMILY BATHROOM
- SUNNY SOUTH-FACING REAR GARDENS
- OFF-STREET PARKING FOR THREE CARS

## SUMMARY

Welcome to 6 Dinas Road, nestled in the heart of the charming town of St Columb Major. This delightful property offers the perfect blend of family living and modern convenience, making it an ideal choice for those seeking their next home or savvy buy-to-let investors.

Located within easy reach of major towns and just a short drive from the vibrant coastal allure of Newquay, St Columb Major offers a rich tapestry of community spirit and historical heritage. Its former market town roots infuse the area with character, while a thriving high street caters to everyday needs, ensuring convenience is always close at hand.

Step into 6 Dinas Road and be greeted by a welcoming atmosphere. The spacious living room sets the tone, with a charming inset multi-fuel burner providing both warmth and character. The semi-open plan layout effortlessly flows into the rear



kitchen/diner, where modern upgrades meet practical design. Integrated appliances include an oven, hob and extractor, with plenty of room for your choice of additional white goods.

Flexibility is key in this family home, with an extended second reception room offering endless possibilities. Whether utilized as a versatile living space or an occasional guest bedroom, the convenience of patio doors leading to the garden adds an extra dimension of comfort. Downstairs, a combined WC and utility room enhance practicality, while a small home office and generous family store provide additional functionality in what was formerly the integral garage.

Upstairs, three well-appointed bedrooms await, including two doubles and a single. The main family bathroom exudes luxury, boasting modern tiling, a pristine white suite, and a shower over the bath for added convenience.

Outside, the rear gardens steal the spotlight with their sunny south-facing aspect, creating an idyllic retreat bathed in sunlight. A mixture of patio and lawn provides



the perfect setting for outdoor relaxation and entertaining, while a useful rear gate adds convenience.

Complete with oil-fired central heating and UPVC double glazing throughout, 6 Dinas Road offers comfort and efficiency year-round. With off-street parking for three cars and a location that combines the best of town and country living, this is a home that ticks all the boxes. Don't miss your chance to make this family haven yours today!

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## ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage. No Gas

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Driveway Parking for 3

Heating and hot water: Oil Central Heating for both

Accessibility: Relatively Level Access (see main photo)

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Porch

4' 9" x 2' 8" (1.45m x 0.81m)

## Lounge

13' 11" x 13' 7" (4.24m x 4.14m)

## Kitchen/Diner

13' 10" x 9' 6" (4.21m x 2.89m)

## 2nd Reception

11' 0" x 7' 1" (3.35m x 2.16m)

## WC

4' 8" x 4' 3" (1.42m x 1.29m)

## Home Office

5' 8" x 3' 8" (1.73m x 1.12m)

## Store Room

7' 4" x 6' 0" (2.23m x 1.83m)

## First Floor Landing

8' 6" x 5' 6" (2.59m x 1.68m)  
plus airing cupboard

## Bathroom

6' 10" x 6' 1" (2.08m x 1.85m)

## Bedroom 1

12' 2" x 70' 0" (3.71m x 21.32m) plus wardrobes

## Bedroom 2

9' 8" x 7' 6" (2.94m x 2.28m)

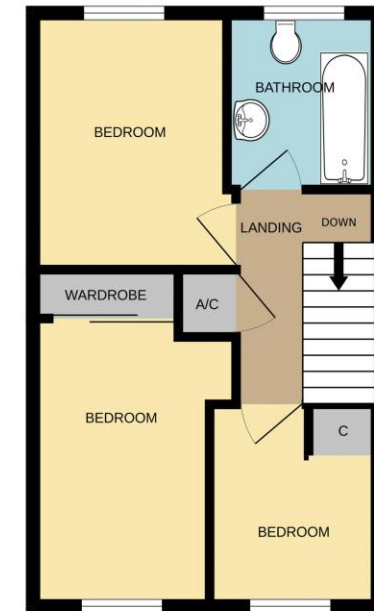
## Bedroom 3

8' 1" x 6' 7" (2.46m x 2.01m)

GROUND FLOOR



1ST FLOOR



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