



**NEWQUAY**  
PROPERTY  
CENTRE



## **41 Chynowen Parc, Cubert, Newquay, Cornwall, TR8 5HD**

A SUPERB DETACHED THREE BEDROOM BUNGALOW IN A POPULAR VILLAGE LOCATION WITH A LARGE LOUNGE, KITCHEN/BREAKFAST ROOM, SUNNY REAR GARDEN, GARAGE AND DRIVEWAY PARKING. CHAIN FREE!

**£369,950**  
Freehold

our ref: CNN9708

## KEY FEATURES



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- DETACHED BUNGALOW
- DRIVEWAY PARKING
- THREE BEDROOMS
- GARAGE
- KITCHEN/BREAKFAST ROOM
- POPULAR VILLAGE LOCATION
- CHAIN FREE
- SUNNY GARDEN
- ENTRANCE PORCH AND HALLWAY
- LPG GCH & UPVC DG



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Energy rating (EPC) **G**

Council tax band: **D**

## SUMMARY

Chynowan Parc is situated in one of the most popular villages on the outskirts of Newquay and boasts idyllic village life style with fantastic transport links, amenities and stunning coastal walks all just a short distance from Newquay town and Truro.

Chynowan park has grown increasingly popular over recent years and in our opinion is classed as one of the most desirable areas within Cubert village.

Offered for sale for the first time in over 30 years 41 Chynowan Parc is a fully detached three bedroom bungalow with driveway parking, garage and sunny garden on a corner plot with kitchen breakfast room, generous lounge, separate entrance porch and hallway, making it ideal for modernisation.



The accommodation comprises of an internal entrance porch with ample space for shoe & coat storage, a great addition to the spacious hallway beyond that supplies access to all rooms.

The three bedrooms are all double bedrooms with space for a range of bedroom furniture.

The separate bathroom is in a functional condition with full bathroom suite including mains fed shower over the bath.

The lounge, also off on the hallway is dual aspect and flooded with light enjoying views over the sunny garden.

The kitchen is adjoined by double doors to the lounge creating a fantastic wrap around living space. The kitchen features under counter and wall mounted units, inbuilt oven stainless steel sink, useful breakfast bar, back door onto the driveway and garden and is again complimented by a picture window overlooking the garden.



The driveway is a real asset to this property with space for a few cars and completed with a single garage to the rear.

Being a corner plot, this has a sizeable front garden which adds real curb appeal. This property is sold fully chain-free in a popular location with huge potential and ideal to a range of buyers.

FIND ME USING WHAT3WORDS: cool.quietly.stilted



## ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage

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

Heating and hot water: LPG Central Heating for both

Accessibility: Sloped Driveway, then Level

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance Porch

5' 8" x 5' 5" (1.73m x 1.65m)

## Hall

12' 9" x 12' 0" (3.88m x 3.65m) Max Measurements

## Kitchen/Breakfast Room

12' 9" x 10' 5" (3.88m x 3.17m)

## Living Room

18' 9" x 11' 2" (5.71m x 3.40m)

## Bedroom 1

12' 8" x 10' 5" (3.86m x 3.17m)

## Bedroom 2

12' 8" x 11' 2" (3.86m x 3.40m)

## Bedroom 3

8' 7" x 8' 1" (2.61m x 2.46m)

## Bathroom

6' 7" x 5' 4" (2.01m x 1.62m)

GROUND FLOOR



## LIKE TO KNOW MORE?

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