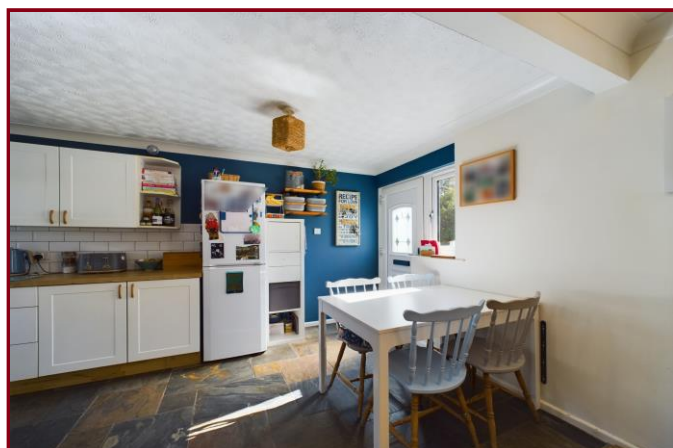




**MAP estate agents**  
Putting your home on the map

**Angarrack,  
Hayle**

**Guide Price £320,000**  
**Freehold**





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## **Property Introduction**

A charming end terraced, three-bedroom house plus a converted loft room situated in this sought after village.

Well presented and offering spacious accommodation, the house has an open plan living space with wood burner (lounge area), kitchen/diner, three bedrooms, a family bathroom and a generous size utility room/storage.

To the outside there is an enclosed garden and off-road parking.

Viewing is highly recommended to fully appreciate this charming house.

## **Location**

Angarrack is a picturesque village benefiting from its own Public House and is famous for its Christmas lights presentation. The town of Hayle is situated approximately one mile away where there is a wider selection of retail outlets including West Cornwall retail park where there is a range of stores including Next, Marks and Spencer and Boots the Chemist. The town also offers schooling for all ages, good transport links and boasts three miles of golden sands.

### **ACCOMMODATION COMPRISES**

Steps lead up to a uPVC double glazed entrance door opening to the:-

### **OPEN PLAN LIVING/KITCHEN/DINING ROOM 18' 3" x 17' 5" (5.56m x 5.30m) overall maximum measurements KITCHEN**

Fitted with a selection of wall and base units with work top over incorporating a ceramic sink and drainer. Space for dishwasher and upright fridge/freezer. Integrated electric hob and oven. Double glazed window to rear garden and uPVC double glazed door to the rear conservatory. Slate flooring. Partial room divider to the:-

### **LOUNGE**

A light and airy room with double glazed windows to the front. Multi-fuel stove with a polished granite hearth. Window to conservatory. Rubberwood flooring and turning staircase leading to the first floor.

### CONSERVATORY 12' 3" x 3' 9" (3.73m x 1.14m)

Accessed from the kitchen and situated at the rear overlooking the garden with uPVC windows and door opening to the garden. Laminated flooring.

### FIRST FLOOR LANDING

Rung ladder to converted loft space and doors leading off to: -

### BEDROOM TWO 12' 9" x 9' 5" (3.88m x 2.87m)

Storage cupboard with immersion tank and hanging space. Double glazed window to front elevation. Carpeted flooring and ceiling light.

### BEDROOM THREE 8' 5" x 6' 6" (2.56m x 1.98m)

Double glazed window to the front elevation. Carpeted flooring and ceiling light.

### BATHROOM

Fitted with a panel enclosed bath with wall mounted electric shower over, pedestal wash hand basin and WC. Obscure double glazed window to the rear elevation. Tiled floor and walls.

### DRESSING ROOM 17' 1" x 7' 9" (5.20m x 2.36m)

A dual aspect room having a range of fitted wardrobes. Stairs lead up to:-

### BEDROOM ONE 8' 7" x 7' 8" (2.61m x 2.34m) restricted headroom to one side

'Velux' windows and carpeted flooring.

### CONVERTED LOFT SPACE 18' 2" x 8' 3" (5.53m x 2.51m) restricted headroom to two sides

Accessed via a rung ladder on the landing. Wood effect laminate flooring. 'Velux' double glazed windows. Ceiling spotlights.

### OUTSIDE

Front of the property is off-road parking.

### UTILITY ROOM/STORE 17' 4" x 8' 0" (5.28m x 2.44m)

Accessed from the front of the property having ample storage space with shelves, space for washing machine and tumble dryer. Ceiling lights.

### REAR GARDEN

An enclosed garden with an artificial lawn with a selection of raised shrub and plant borders.

### AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

### SERVICES

The following services are available at the property however we have not verified connection. Mains electricity, mains metered water, mains drainage, broadband/telephone subject to tariffs and regulations.

### DIRECTIONS

From Hayle proceed to the large roundabout taking the third exit into Angarrack at the crossroads go straight-ahead into Riverside and the property will be on your right-hand side. where the property will be identified by a For Sale board. Using What3Words: took.powering.poetic

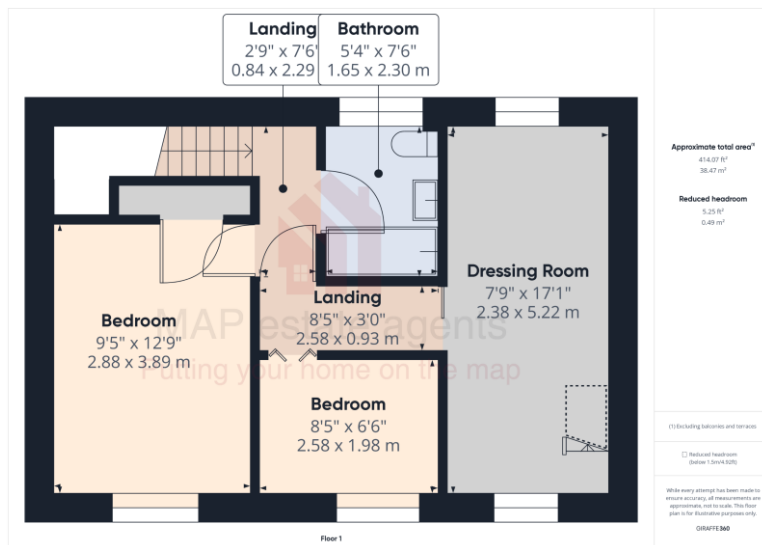
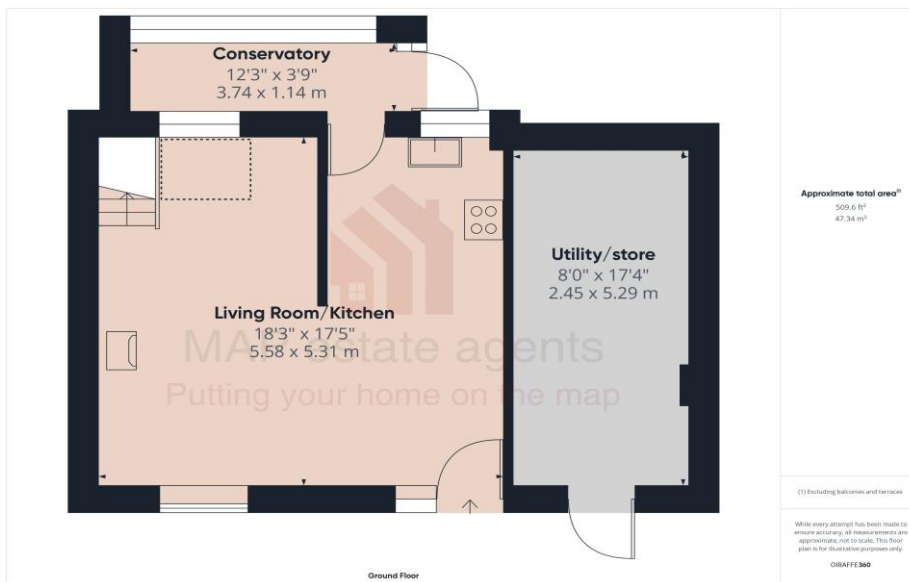


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- End terrace three bedroom quirky house
- Open plan living
- Family bathroom
- Split level principal bedroom with dressing area
- Converted loft space
- Off-road parking
- Generous size utility room/storage room
- Conservatory
- Enclosed rear garden
- Charming village location



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