















# Sunny Villa Albertus Gardens Hayle, TR27 4JB

Nestled in the highly sought-after area of Albertus Gardens, Hayle, this spacious detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient lifestyle. With three well-proportioned bedrooms, including a master suite with an ensuite bathroom, this property is ideal for families or those looking to downsize without compromising on space.

The bungalow boasts a generous lounge that invites natural light, creating a warm and welcoming atmosphere. Adjacent to the lounge is a delightful conservatory, perfect for enjoying the garden views throughout the seasons. The kitchen dining room is well-equipped, providing a lovely space for family meals and entertaining guests.

Externally, the property features a driveway that leads to a single garage, ensuring parking for residents and visitors alike. The enclosed rear garden is a true highlight, offering a good degree of privacy. It includes a sun deck area, a well-maintained lawn, and a charming summer house, making it an ideal spot for relaxation and outdoor gatherings.

Conveniently located, this bungalow is just a short distance from Hayle's town centre, where you will find a variety of local shops, the Asda supermarket, and the picturesque harbour and beaches. Additionally, the property provides easy access to the A30, connecting you to the major market towns of Cornwall and the historic cathedral city of Truro.

This delightful bungalow in Albertus Gardens is not just a home; it is a lifestyle choice that combines comfort, convenience, and the beauty of coastal living. Don't miss the chance to make it your own.



The Mather Partnership, Offices in Helston & Hayle

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## Guide Price £425,000

#### Location

Albertus Gardens is a well regarded residential area within the popular coastal town of Hayle. Hayle is a thriving coastal town and has many amenities & is becoming one of the most sought after towns within West Cornwall. There is a train station providing national rail links as well as providing easy local access to St Ives, Penzance and Truro. The North coast is a huge draw for Hayle. The beaches are world class, as is the surf! There are numerous beach choices nearby to include Hayle beach, Gwithian & Godrevy to mention just a few. There are good transport links via the A30. The major towns of Penzance, Helston, Camborne, Redruth and Truro are all within easy reach by road. There is a great selection of supermarkets, including M&S and individual boutique shops, restaurants and cafes. It's a fantastic place to live.

#### Accommodation

Entrance

Reception Hallway

Living Room

Conservatory

Kitchen Dining room

3 bedrooms

2 bathrooms(master ensuite)

# Garage

17' x 10'7

Metal up and over door

# **Parking**

To the front of the property is driveway parking.

#### Outside

To the side of the driveway is a low maintenance gardens which leads around to the side and into the rear garden which is enclosed by fencing and provides a good degree of privacy.







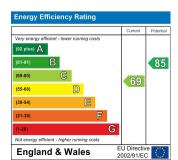


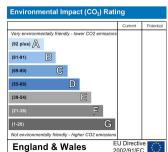












#### Services

Mains Gas Electric, Water and Drainage

## Council Tax Band- C

## What3Words

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# Anti Money Laundering Regulations - Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

## **Proof of Finances**

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

# **Broadband & Mobile Phone Coverage**

To check the broadband coverage for this property please visit https://www.openreach.com/fibre-broadband. To check mobile phone coverage please visit https://checker.ofcom.org.uk/









