

9 CRINNIS WOOD AVENUE

CARLYON BAY



THE PROPERTY SHOP



9 Crinnis Wood Avenue, Carlyon Bay



Carlyon Bay

Guide Price: £465,000

9 Crinnis Wood Avenue

FOR SALE

PROPERTY TYPE

 Detached

BEDROOMS

 3

BATHROOMS

 1

LOCATION

 Carlyon Bay

EPC RATING

 D

- CUL-DE-SAC POSITION
- CUL-DE-SAC POSITION
- LIVING ROOM AND SEPARATE DINING ROOM
- FITTED KITCHEN
- GROUND FLOOR CLOAKROOM

- FAMILY BATHROOM
- FAMILY BATHROOM
- GARAGE
- OFF-ROAD PARKING
- UPVC DOUBLE GLAZING AND GAS FIRE CENTRAL HEATING







9 CRINNIS WOOD AVENUE

Situated at the end of a quiet cul-de-sac in the sought-after Carlyon Bay area, this detached property enjoys spacious accommodation, attractive mature gardens, and a conservatory. The location is particularly desirable, being just a short walk from the local beach and the cliff-top eighteen-hole golf course, while a range of shops and restaurants are close by.

The property is entered via a uPVC front door into a welcoming hallway with a turning staircase to the first floor and useful under-stairs storage. From here, the ground floor accommodation flows well and offers a practical yet comfortable layout suited to family living.

The living room is a generous dual-aspect space, featuring a stone fireplace with wood mantel, built-in bookcases, and double doors opening into the conservatory. The conservatory provides a pleasant additional reception area with views over the garden and direct access to the outside, making it an ideal space to relax and enjoy the surrounding greenery. A separate dining room to the front of the property offers an excellent setting for formal meals and entertaining.

The kitchen is well appointed, fitted with a range of wall and base units, integrated gas hob and double oven, and space for all essential appliances. A rear entrance porch provides access to the garden and leads to a convenient ground-floor cloakroom, adding to the practicality of the home.

To the first floor, the property offers three bedrooms, including a spacious master bedroom with extensive built-in wardrobes. The remaining bedrooms both benefit from vanity sink units, with one also featuring a built-in wardrobe. The family bathroom is fitted with a white suite and shower over the bath, complemented by a separate WC, making it well suited for family use.

Externally, the property benefits from off-road parking for multiple vehicles, along with a single garage equipped with an up-and-over door and power supply. The front garden is neatly maintained with lawn and mature shrub borders, while the rear garden is particularly appealing, offering a secluded lawned area surrounded by mature shrubs and trees.





Schools: Charlestown Primary School, Sandy Hill Academy, Cornwall College, Penrice Academy

Transport Links: Bus Services close by. Par Railway Station 10-15 minute drive.

Viewing: Strictly by appointment.

Directions: Sat Nav PL25 3QD

What3Words: ///deform.different.outgrown

Local authority: Cornwall Council

Council Band: E

Tenure: Freehold

Services:

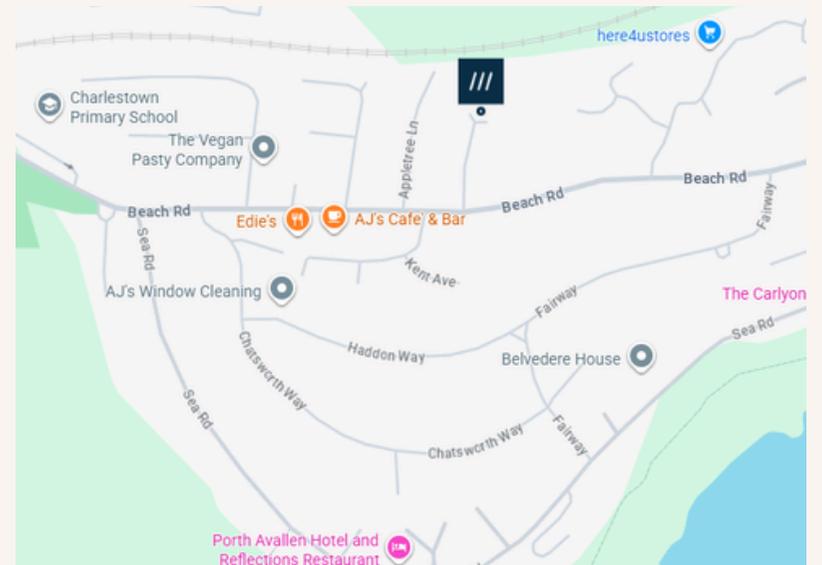
Heating – Gas

Electric – Mains

Water - Mains

Drainage - Mians

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



VIEW PROPERTY ONLINE





GROUND FLOOR



FIRST FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



TO FIND OUT MORE

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