



9a, Carloggas Grove, St. Columb, TR9 6RD

david ball  
Agencies



A modern and generously sized four to five bedroom semi-detached home, ideally situated on the outskirts of St Columb Major. This well-presented property offers flexible living space, making it an excellent choice for families. Features include gas central heating, UPVC double glazing, driveway parking, and a sought after location close to local amenities.

**£350,000 Freehold**

## Key Features

- GAS CENTRAL HEATING
- FOUR TO FIVE BEDROOMS.
- PARKING
- LARGE FAMILY HOME
- DOUBLE GLAZED WINDOWS
- CONSERVATORY
- GOOD SIZED BEDROOMS
- GREAT LOCATION

### LOCATION

Carloggas Grove is located on the outskirts of St Columb Major, a well-regarded residential development offering easy access to the A30, placing the main towns of Truro, Newquay, St Austell, and Bodmin all within convenient reach.

The town of St Columb Major boasts a vibrant community and a variety of everyday amenities all within walking distance, including a butcher, Co-op supermarket, post office, doctors' surgery, as well as several cafés and traditional pubs. The town also benefits from a primary school and a historic church, making it ideal for families.

A short drive brings you to some of Cornwall's most stunning beaches, including Mawgan Porth and Watergate Bay, perfect for coastal walks, surfing, or simply relaxing by the sea. The larger town of Newquay is just 7 miles away, offering an extensive range of shops, services, and world-renowned beaches.

### HALLWAY

Double glazed door to front and hallway and doors leading to subsequent accommodation.

### KITCHEN

8'0" x 9'10" (2.44m x 3.01m )

Double glazed window to the front aspect. The fitted kitchen features a range of base, wall, and drawer units with roll-top work surfaces, incorporating an inset one and a quarter sink unit with mixer tap. Includes a electric hob with extractor hood and a built in dishwasher with space for white goods.







## LOUNGE

6'3" x 8'7" (1.93m x 2.62m )

Double glazed window to conservatory. Radiator and doors to Conservatory.

## CONSERVATORY

23'9" x 8'11" (7.25m x 2.74m)

Double glazed to the rear and double glazed patio doors.

## W/C

White suite comprising low level WC, pedestal wash basin.

## BEDROOM FIVE

12'4" x 7'8" (3.77m x 2.36m )

Double glazed window to the front of the property. Radiator

## UTILITY

7'8" x 9'0" (2.36m x 2.75m )

A range of base, wall, and drawer units with roll-top work surfaces, incorporating an inset stainless steel sink with mixer tap. Includes a shower.

## STORE

7'8" x 5'4" (2.36m x 1.64m )

Double glazed window and door to the rear aspect of the property. Gas boiler. Space for a washing machine.

## BEDROOM ONE

10'7" x 10'0" (3.23m x 3.07m )

Double glazed window to front aspect. Radiator.

## EN-SUITE

White suite comprising low level WC, pedestal wash basin, shower cubicle with shower unit. obscured window to front aspect.

## BEDROOM TWO

8'7" x 20'8" (2.64m x 6.32m )

Double glazed window to the front and rear aspect of the property. Radiator.

## BEDROOM THREE

9'1" x 10'3" (2.78m x 3.14m)

Double glazed window to the rear of the property. Radiator.

## BEDROOM FOUR

9'0" x 9'2" (2.76m x 2.81m)

Double glazed window to the rear of the property. Radiator.

## BATHROOM

6'2" x 7'4" (1.90m x 2.24m )

White suite comprising low level WC, pedestal wash basin, 'P' shaped bath with shower unit over and glass shower screen. Fully tiled.

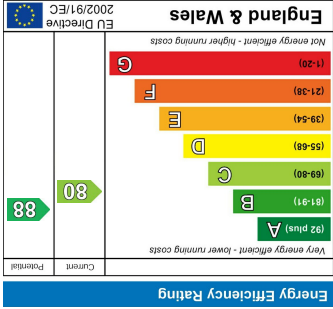
## EXTERIOR

Block-paved driveway providing off-road parking, with an additional gravelled area. A side pathway with gated access leads to the enclosed rear garden, which features a lawned area, patio space, and a secure fenced boundary.

## COUNCIL TAX D

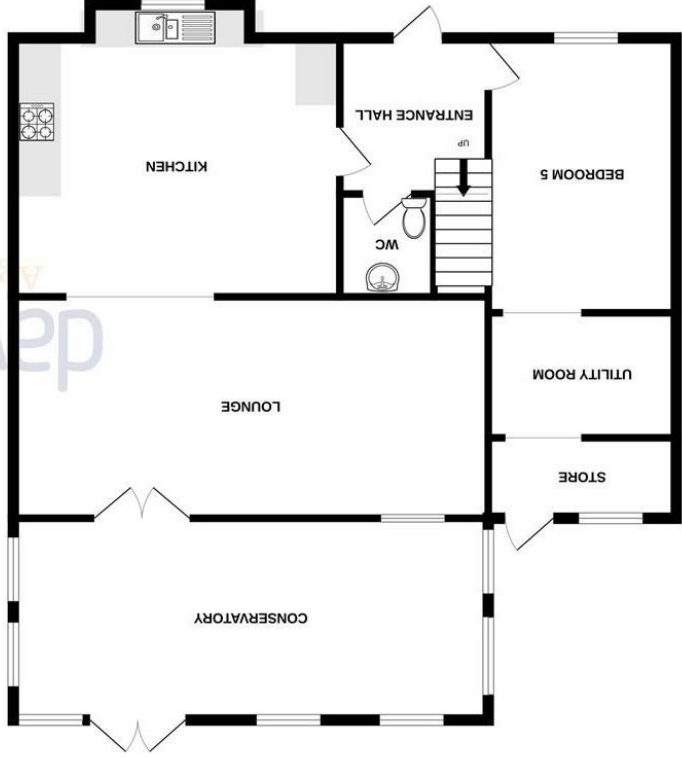
## SERVICES

The following services can be found at the property: Mains electricity, gas, water and drainage, however, we have not verified any of the connections



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR



1ST FLOOR