



12 Cadoc Close

ST MERRYIN



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ESTATE AGENTS



- **Substantial Detached Bungalow in Sought After Residential Location**
- **Situated Centrally within Bustling St Merryn Village**
- **Three Double Bedrooms**
- **Two Spacious Reception Rooms & Unusually Large Reception Hall/ Sun Room**
- **Two Bathrooms including Master En-Suite**
- **Integral Garage & Ample Driveway Parking**
- **Enclosed Gardens & Private Patio Area**
- **Just 2.5 Miles from Picturesque Padstow & 1.5 Miles from the Beaches of Trevone & Harlyn**



Situated in a sought after residential cul-de-sac close to the centre of the bustling village of St Merryn is 12 Cadoc Close, a deceptively spacious detached bungalow offering superbly presented accommodation making for a comfortable and versatile family home.

The property benefits from gas central heating, UPVC windows and doors, and low maintenance facias, soffits and guttering.

As illustrated on the accompanying floorplans, the accommodation briefly comprises an unusually large reception hall/ sun room complete with patio doors to the patio courtyard and roof windows. The accommodation continues to provide a

spacious living room with inset gas fire before the modern kitchen/dining room. This comprises an extensive and contemporary range of floor and wall cabinets and drawers complete with an integrated eye level electric oven and grill, gas hob, dishwasher and fridge. The dining area has a set of patio doors leading to the garden at the side. There is also a separate utility room complete with stainless steel sink, floor cabinets, space and plumbing for white goods and a back door.

To the far end of the house are three double bedrooms, all of which have integral wardrobes and the master with a modern fully tiled en-suite shower room. The family bathroom is generous in size and also fully tiled. The garage is integral with an electric roller door and there is a separate cloakroom.

Externally, 12 Cadoc Close has plenty of off road parking in the form of a block paved driveway. There are lawned gardens on two sides with fenced boundaries and the aforementioned private patio courtyard on the third. Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band E. Ofcom suggest superfast broadband availability. Ofcom suggest 4G connectivity is available.

The bustling and vibrant village of St Merryn is situated just inland on the revered North Cornish coast. A sought after location, the village offers an excellent range of amenities including a number of eateries, grocery store, a Malcolm Barnecutt bakery, a petrol station and garage and two Public Houses including Rick Stein's Cornish Arms serving great food and local ales. There is also a doctors surgery, Veterinary surgery and Primary School with an excellent reputation.

12 Cadoc Close, St Merryn
PL28 8PE £595,000 guide

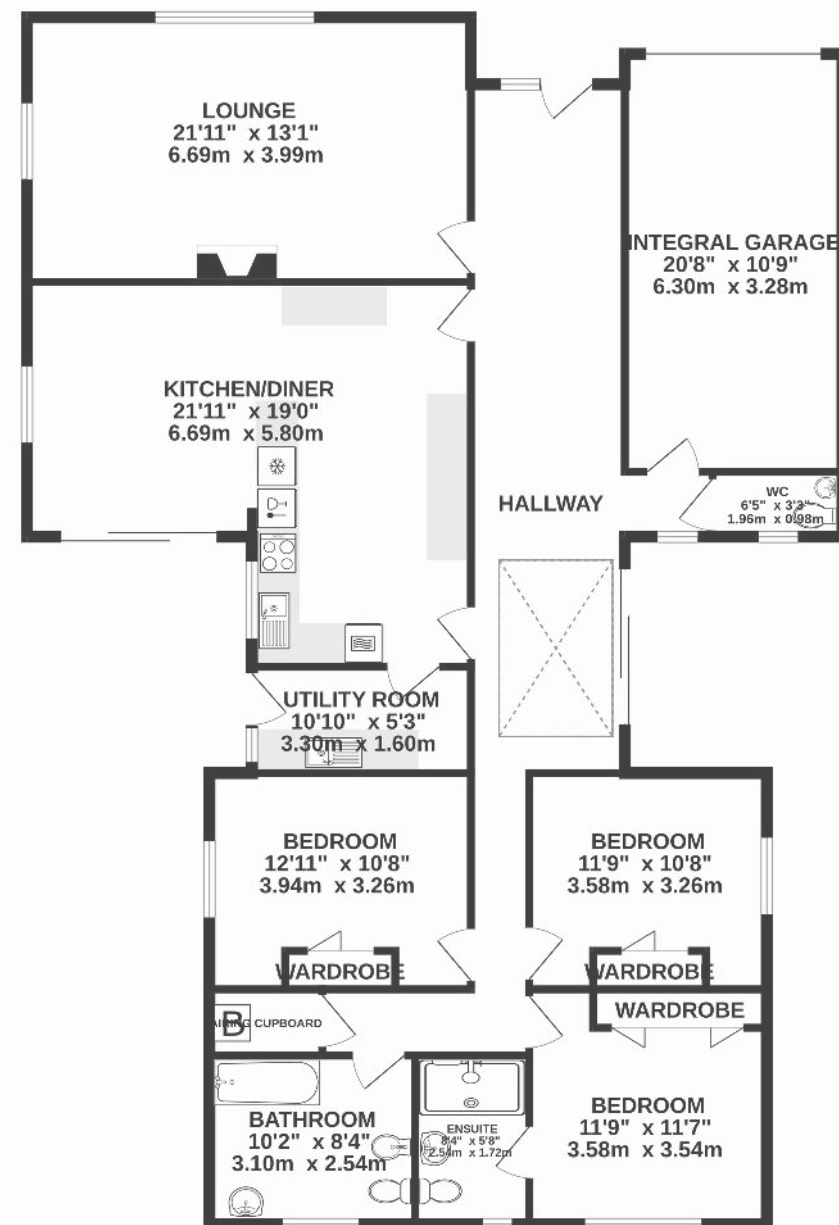


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The village is a great base from which to explore the Seven Bays and fabulous stretch of rugged coastline. The beaches of both Trevone and Harlyn are just 1.5 miles distant, Harlyn home to the acclaimed Pig Hotel and restaurant. Within a 2.5 mile radius are the beaches of Constantine, Treyarnon and Porthcothan as is the historic and picturesque fishing town of Padstow. Foodie haven Padstow offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. The nearest mainline station is Bodmin Parkway which is approximately twenty miles distant with the nearest airport at Newquay just nine miles away with domestic and international flights.

To find 12 Cadoc Close, leave Padstow and follow the B3276 towards Trevone and St Merryn. Follow this road for approximately 2.7 miles. Pass the Cornish Arms pub and continue along the road for approximately 500 yards before turning right into Peguerra Close. Take the next right in Cadoc Close and then the second right. Number 12 can be found along on the left hand side. The postcode for satellite navigation is PL28 8PE. What3words: indicate.threaded.damage



TOTAL FLOOR AREA: 1814 sq.ft. (168.5 sq.m.) approx.