



£430,000

Greenbank Connor Downs

Bungalow | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- QUIET CUL-DE-SAC LOCATION
- 3 DOUBLE BEDROOMS (MASTER EN SUITE)
- LARGE LIGHT LIVING ROOM WITH CATHEDRAL CEILING & FIREPLACE
- GOOD SIZED FAMILY KITCHEN
- SEPARATE DINING ROOM
- FAMILY BATHROOM
- UTILITY
- ATTACHED GARAGE
- AMPLE OFF-ROAD PARKING (4 CARS+)
- MANAGEABLE GARDENS TO FRONT, SIDE AND REAR
- GAS CENTRAL HEATING
- IN NEED OF UPDATING

Property Description

This spacious link-detached bungalow has been in the same family since it was built in the 1980s. It has a large family kitchen, utility, separate dining room, a fabulous living room with lots of windows, an impressive cathedral ceiling, and a fireplace. There are three double bedrooms, and the master has a good-sized en-suite. There is a large driveway (easily enough room for 4+ cars), an integral garage, and manageable gardens to the front, side, and rear. This home is in need of a bit of attention - feel free to call for details - but has so much potential.

Main Particulars

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A long wide driveway, with ample off-road parking for at least 4 cars, leads to the integral garage and the UPVC fully double-glazed front door with double-glazed side panel, which opens into

ENTRANCE LOBBY 1.78m x 1.00m (5'8" x 3'2")

Opaque fully glazed door, with fully glazed side panel, opens into

ENTRANCE HALL

Doors to the Kitchen, Dining Room, and Cloaks Cupboard.

KITCHEN 4.37m x 2.9m (14'3" x 9'5")

A really good-sized family kitchen. Wood-framed double-glazed window to the side aspect. Range of original matching kitchen base, wall, and display units. Space for oven, hob, and extractor. Space for fridge. Composite bowl and a half sink and drainer. Vinyl floor. Radiator.

Door to

UTILITY 2.1m x 1.9m (6'8" x 6'2")

Wood-framed double-glazed window to the front aspect. Stainless steel sink and drainer with cupboards under. Worktop with space and plumbing under for a washing machine. Space for a fridge/ freezer. Vinyl floor. Door to garage.

In the entrance hall.

CLOAK CUPBOARD

Useful storage space, ideal Hoover cupboard, with shelf over.

DINING ROOM 2.88m x 2.5m (9'1" x 8'2")

Wood-framed double-glazed window to the side aspect. Radiator.

2 Glazed French doors open into

LIVING ROOM 7m x 3.46m (22'9" x 11'3")

This room really needs to be seen to be appreciated.

A wood-framed double-glazed window to the front, Atrium style vaulted window space out to the front garden and wood-framed double-glazed patio doors to the side aspect make this a light-filled room. A fabulous wood-clad Cathedral style ceiling and a fireplace (that could potentially have a log burner) make this room the heart of the home. 2 Radiators.

From the entrance hall, an inner hall leads off, with access to the loft space, a radiator, and doors to

BEDROOM 2.9m x 2.78m (9'5" x 9'12")

Wood-framed double-glazed window to the side aspect. Radiator.

BATHROOM 2.9m x 2.0m (9'5" x 6'5")

Opaque wood-framed double-glazed window to the side aspect. Bath, close coupled WC, bidet, and pedestal wash hand basin. Tiled surround. Double doors to a large shelved airing cupboard. Vinyl floor. Radiator.

BEDROOM 3.91 x 2.81m (12'8" x 9'2")

Currently used as a living room/snug. Wood-framed double-glazed window to the side aspect. Radiator.

BEDROOM (MASTER) 4.39m x 3.97m (14'4" x 13'0")

Large wood-framed double-glazed window, looking out to the back garden. Large built-in wardrobe with double doors, hanging rail, and shelf. Radiator.

Door to

EN-SUITE 1.9m x 1.48m (6'2" x 4'8")

Opaque wood-framed double-glazed window to the rear aspect. Shower cubicle with glass panel and electric Mira shower. Pedestal wash hand basin and close coupled WC. Tiled splashback. Radiator.

OUTSIDE

ATTACHED/INTEGRAL GARAGE 5.95m x 3.47m (19'5" x 11'3")

Wood-framed double-glazed window to the rear aspect. Half glazed personnel door out to the back garden. Door to the utility room. Worcester wall-mounted boiler. Up and over metal garage door. Concrete floor. Power and light connected.

GARDEN

The garden to the front of the bungalow is a good-sized area of lawn with a mature hedge screen. There is a small, paved area and a path to the side garden which has a walled boundary and would make an ideal patio area, accessed from the living room patio doors. An uncultivated area and a path leads to the back garden which is level, a good manageable size, and currently a blank canvas. A path and steps take you to the rear of the garage.

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs, and floor plans are for general guidance only. Salt Estate Agents have not tested any services, appliances, or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not specifically itemised within these particulars are deemed removable by the vendor.

Greenbank
Living Room



Greenbank
Living Room
Ceiling



Greenbank
Living Dining



Greenbank
Kitchen



Connor Downs, Hayle, TR27

Approximate Area = 1477 sq ft / 137.2 sq m (includes garage)

For identification only - Not to scale



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 12823150 Registered Office: , Cornwall

Energy performance certificate (EPC)

8 Greenbank Connor Downs HAYLE TR27 5DA	Energy rating D	Valid until: 18 August 2031 Certificate number: 2439-5828-4000-0658-8292
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Property type: Detached bungalow

Total floor area: 116 square metres

Rules on letting this property


Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
32+	A		
31-31	B		61 B
29-28	C		
25-23	D	58 D	

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