



'Molly', 2 Gwithian Sands Chalets, Gwithian.

£159,950

A superb detached chalet with two bedrooms and gorgeous open plan sitting room and kitchen with large timber deck situated next to the sand dunes at Gwithian. A lovely holiday home and investment near the beach!

- Two bed detached chalet
- Small secluded chalet site next to dunes
- Beautifully presented
- Walking distance to the beach!
- Furniture & fittings available
- Great holiday home or let

Tel: 01872 561642

www.purecornwall.co.uk



'Molly'

2 Gwithian Sands Chalets

TR27 5BL

THE PROPERTY

This super detached chalet needs to be viewed to fully appreciate the light and airy accommodation and the lovely presentation – all fittings and furniture are available to buy as part of the purchase. The chalet has two bedrooms – one twin and one double with a family bathroom. There is a modern fitted kitchen with appliances included and there is ample parking.

The site lies adjacent to the sand dunes that run from Gwithian down to the bluff and Hayle River and the beach is a short walk from the chalet across the dunes. Properties rarely come up on this small site and your early viewing is highly recommended!

THE AREA

Gwithian is a small picturesque village in Cornwall, on the North coast and is a perfect starting place from which to explore Cornwall. The superb sandy beach is well renowned for surfing and is one of the best and largest stretches of sandy coastline on the North Cornish coast drawing in many beach goers and tourists throughout the year. The cathedral town of Truro is only 15 miles away. St Ives is only a 20 minute drive and can be seen across the water over the bay.

This is a fantastic location to enjoy the stunning beach and coastline and yet convenient for exploring the rest of Cornwall being located within two miles of the A30.

Wooden stable door to:

KITCHEN & SITTING ROOM 8' 5" x 9' 8" OVERALL 18'10 x 14'2

A very light and airy room with a fitted kitchen and natural wooden floor, double glazed window to side, wood effect units and work tops, single drainer sink, electric cooker and fridge. Dining table for 4.

The **SITTING ROOM (14'2 x 9'3)** also has a natural timber floor electric panel heater, double glazed doors onto the super timber deck, store cupboard with hot water tank. This room is well furnished and appointed with a very attractive 'beach feel' – tv point, doors leading off to:

BEDROOM 1 9' 3" x 9' 1"

UPVC double glazed windows to front and side aspect, wooden floorboards and wall mounted Stir Flow electric heater.

BEDROOM 2 9' 1" x 9' 4"

UPVC double glazed window to rear aspect, wooden floorboards and wall mounted Stir Flow electric heater.

BATHROOM

UPVC double glazed window to rear aspect, panelled bath with electric shower over. Pedestal wash hand basin, low level WC and blue painted floor boards.

LOBBY

Cupboard housing the water tank, electric meter and fuse box. Wooden floorboards

OUTSIDE

There is a good size timber deck with wooden railings ideal for alfresco eating or enjoying the sun, there are lawned gardens with no fence that surround the chalet and a pull in **parking area** which is also grassed for 2 cars.

DIRECTIONS

From the A30 turn off to Hayle, at the mini roundabout, before Lidl, turn right and follow the road towards Gwithian and then turn into Atlantic Coast Holiday Park, bear right into Gwithian Sands Chalet Park. Follow the road around to the right once in the Park. On reaching the chalet reception turn right and then left and Molly is the second chalet on the right hand side.

TENURE - FREEHOLD

The site occupancy is limited to use from 1st March to 31st October and there is a site fee of £480.25 already paid for 2013. Electricity is by a £1 slot metre, water is approx £225 a year. Council Tax band A.

SERVICES: Mains electricity, Water and Drainage.

VIEWING – STRICTLY BY APPOINTMENT ONLY 01872 561642

Pictured below – the lovely beach at Godrevy



P568 Printed by Ravensworth 01670 713330

Pure Cornwall has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Pure Cornwall advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.