



3, Hyns Monyow, Newquay, TR8 4RB

david ball  
Agencies



An immaculately presented three bedroom semi-detached property, that was the site's show home and is subsequently full of upgraded features from new. With a separate garage and driveway parking space for two cars, it also benefits from a low maintenance south facing garden, offering an ideal first buy or investment opportunity. Ideally located in the Goldings development, right on the edge of Newquay. Viewing highly recommended.

**Guide Price £315,000 Freehold**

## Key Features

- Three bedroom semi-detached family home
- South facing rear garden
- Great setting off of the main road
- Separate single garage with garden access
- High specification home
- Separate single garage
- Driveway parking for two cars
- Remainder of new build guarantee from 2018







## The Property

Upon entering the hallway access is provided to the convenient cloakroom and lounge, with a staircase leading to the first floor. Transitioning into the lounge, you'll find a spacious family room with a front-facing window that looks out over a private street and lawn area with budding young trees. The kitchen/diner, stretching across the width of the house at the rear, boasts modern grey wood effect units and stone worksurfaces. With plenty of room for dining and access to the rear garden through double doors, this kitchen is highly functional. It comes equipped with an integrated electric oven and electric hob, alongside an integrated fridge freezer, dishwasher and space for an under counter washing machine.

The three bedrooms are on the first floor, with the main bedroom benefitting from a storage cupboard, fitted wardrobe and an en-suite bathroom. From the landing area, there is access to the loft. The family bathroom is beautifully presented with a bath and mains shower over, complimented by modern light grey tiling.

## Externally

The rear garden has been landscaped to be very low maintenance with a main lawn area off of the patio bordered by established and attractive planting. There is rear access into the garage as well as gated access to the driveway parking spaces. The South facing aspect allows for a sunny space to entertain friends and family. To the front of the property there is a lawned garden bordered by planting and a metal fence.

The single garage is power connected and has a pitched roof with additional boarding allowing for extra storage space. It is accessed from the front via an up and over single garage door.

## Location

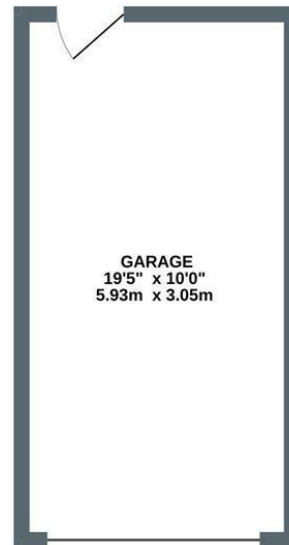
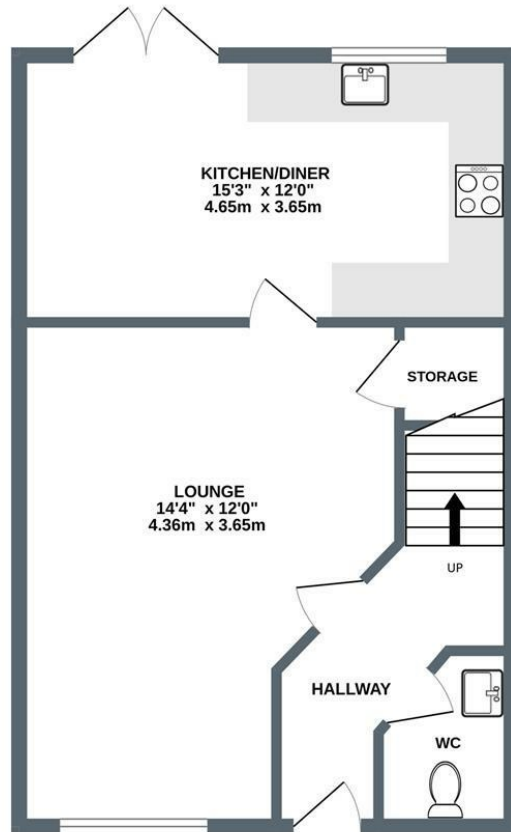
Located on the Goldings development near the edge of Newquay, the property is in close proximity to the popular residential and commercial area of Treloggan, which benefits from amenities such as Prow Park business estate, as well as major supermarkets being within walking distance. Also located nearby are places of leisure and interest such as Newquay Zoo, Waterworld, the Boating Lake, Trenance Gardens, Heron Tennis Centre and the Bowling Green.

The town of Newquay is approximately 1.5 miles distance and benefits from a range of shopping, schooling and banking facilities as well as a range of fashionable bars, restaurants and nightclubs. The town also boasts a historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles from the town.

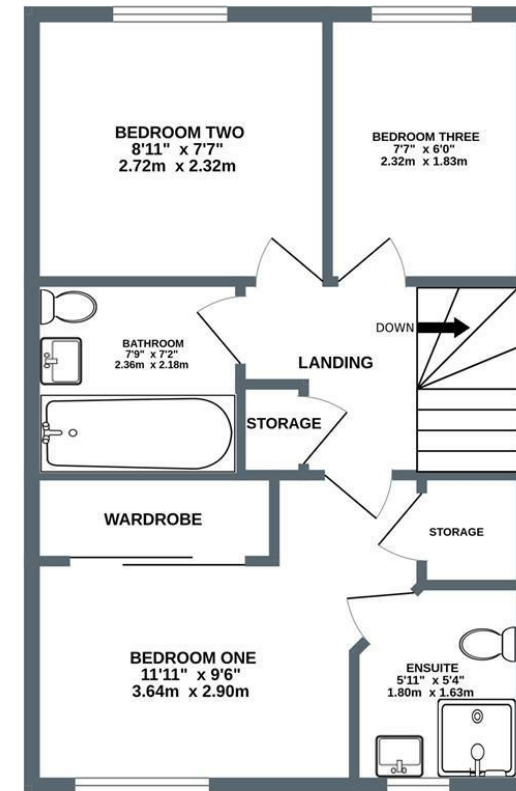
## Estate Fee

2024/2025: £155.00 for the year

GROUND FLOOR



1ST FLOOR



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.

Made with Metropix ©2024

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**david ball**  
Agencies

01637 **850850**  
[www.davidballagencies.co.uk](http://www.davidballagencies.co.uk)



rightmove

zoopla.co.uk

PrimeLocation.com

*Connecting People & Property Perfectly*

[e.sales@dba.estate](mailto:e.sales@dba.estate)  
34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.