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2 Gwarak Esels, Newquay TR8 4SD

£300,000

A BRILLIANT TWO DOUBLE BEDROOM HOME ON THE HIGHLY DESIRABLE DUCHY DEVELOPMENT OF NANSLEDAN OVER LOOKING PARC MENGLEUDH WITH A WESTERLY FACING GARDEN, GARAGE AND ALLOCATED PARKING, PERFECT FOR FIRST TIME BUYERS.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- TWO DOUBLE BEDROOM NANSLEDAN HOME
- GARAGE AND ALLOCATED PARKING
- PRIVATE, WELL ESTABLISHED WESTERLY FACING GARDEN
- DOWNSTAIRS CLOAKROOM
- HIGHLY DESIRABLE DUCHY DEVELOPMENT
- OVERLOOKING PARC MENGLEUDH
- REMAINDER OF NHBC GUARANTEE
- VERY WELL PRESENTED
- PERFECT FOR FIRST TIME BUYERS

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DESCRIPTION:

Welcome to Number Two Gwarak Esels — a very well presented and generously proportioned two double bedroom home, oozing kerb appeal and overlooking the lovely Parc Megleugh. Ideally positioned within the prestigious Nansledan development, this stylish property perfectly blends space, comfort, and charm in one of Newquay's most sought-after neighbourhoods.

Tucked away from the busier roads in a well-established part of the community, the home is just a short stroll from local shops, cafés, and everyday conveniences. Newquay's vibrant town centre and its famous beaches are only a 10-minute drive away, while a wealth of amenities — including Nansledan School, The Little Cornish Pantry, the scenic Sang green space, Henver Road Co-op and Post Office, Quintrell Downs Spar and train station, and Porth Beach — are all within easy walking distance.

Often described as the crown jewel of Newquay, Nansledan is a landmark Duchy of Cornwall development. Planned to include over 4,000 homes, it has already grown into a thriving, characterful community, with colourful streets lined by independent shops, cafés, and local businesses. Families are especially drawn to the strong sense of community, excellent primary school, and beautiful green spaces such as Trewolek Meadow (SANG). And for lovers of the coast, Newquay's world-class surf beaches and breathtaking shoreline are just two miles from your doorstep.

A welcoming hallway with stairs rising to the first floor leads you into the lounge, where an easterly-facing window over looks the green and fills the room with morning sunshine. This is a cosy yet well-proportioned space, offering plenty of room for lounge furniture and flowing seamlessly through to the kitchen diner.

To the rear of the property, the kitchen diner features a contemporary range of shaker style units, with designated space for a fridge freezer, tumble dryer and washing machine. This bright and practical area is perfect for both everyday living and entertaining.

Just off the kitchen, you'll find a useful cloakroom along with direct access out to the garden.

Upstairs, there are two generous double bedrooms. One enjoys morning light and pleasant views over the green, while the other overlooks the garden at the rear. The family bathroom is stylishly finished with beautiful tiling and includes a bath with a shower over.

Built in 2020, the property benefits from the remainder of its NHBC warranty. It is equipped with gas central heating via a combination boiler located in the kitchen, along with classic wooden sash windows. The Nansledan freehold management charge is approximately £200 per year.

Outside, the garden is fully enclosed and enjoys a desirable westerly aspect, making the most of the afternoon and evening sun. Thoughtfully landscaped, it features level lawned areas, Cornish stone detailing, and a spacious patio that catches the sun until it sets — an ideal spot for summer barbecues and relaxing with a glass of wine.

From the garden, there is access to the single garage, which benefits from power, with a parking space conveniently positioned alongside. Unrestricted on-street parking is also available to the front of the property.

In summary, this charming home is finished to a high standard throughout and would make an ideal purchase for first-time buyers.

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Hallway
1.98m x 1.27m (6'6 x 4'2)

Lounge
4.47m x 2.97m (14'8 x 9'9)

Kitchen Diner
4.04m x 2.82m (13'3 x 9'3)

Bedroom
3.99m x 2.79m (13'1 x 9'2)

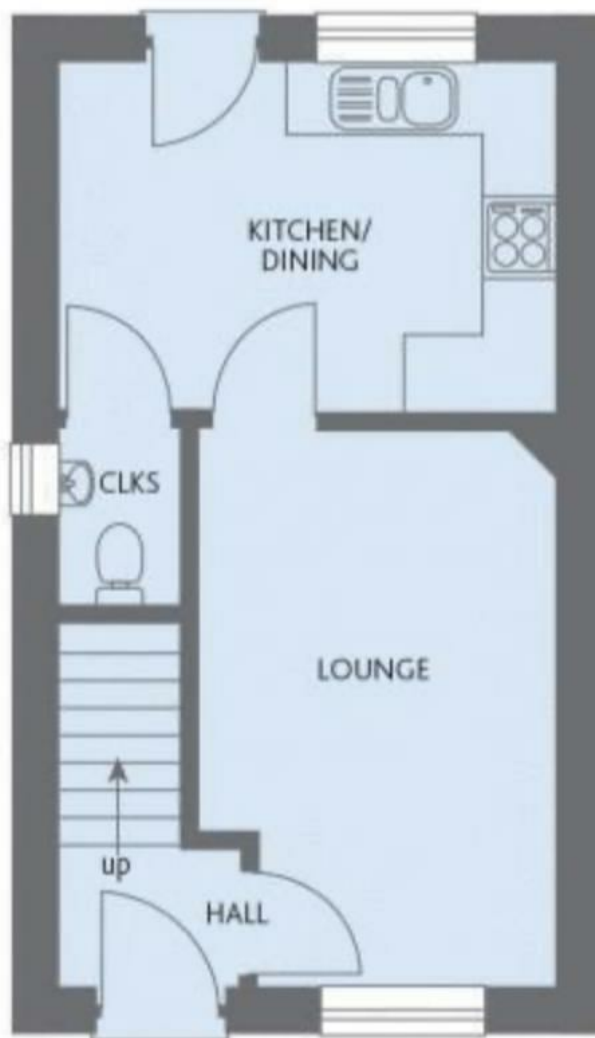
Bedroom
2.97m x 2.29m (9'9 x 7'6)

Bathroom
2.13m x 1.91m (7'0 x 6'3)

Garage
6.02m x 3.07m (19'9 x 10'1)

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FLOORPLAN:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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