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47 Treloggan Road, Newquay TR7 2JT

£300,000

A DECEPTIVELY SPACIOUS AND RECENTLY REFURBISHED THREE BEDROOM SEMI DETACHED FAMILY HOME WITH AMPLE DRIVEWAY PARKING AND A LARGER THAN AVERAGE GARDEN LOCATED IN THE CONVENIENTLY POSITIONED AND HIGHLY DESIRABLE AREA OF TRELLOGGAN CLOSE OT SCHOOLS AND AMENITIES AND OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- EXCEPTIONALLY SPACIOUS THREE BEDROOM FAMILY HOME
- RECENTLY REFURBISHED
- AMPLE DRIVEWAY PARKING
- OUT BUILDING
- LARGER THAN AVERAGE REAR GARDEN
- CLOSE TO SCHOOLS AND AMENITIES
- NO ONWARD CHAIN
- CONSERVATORY
- SOLAR PANELS

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DESCRIPTION:

Tucked away in the well-loved residential area of Treloggan, 47 Treloggan Road is a home designed for real family living. This part of Newquay has long been a go-to for buyers who want more than just a house — it's a place known for its welcoming feel, great local schooling, and easy access to parks, sports facilities, and everyday essentials.

The property itself follows a layout that's proved popular for good reason: space where it matters most. With three bedrooms and a flowing main living area, it suits the rhythm of busy households as well as quieter evenings at home. The plot is notably larger than many nearby, giving the house room to breathe and offering plenty of outdoor potential.

The beautifully tiled entrance opens into a bright, welcoming hallway that immediately sets a light and airy tone, complete with useful storage and stairs to the first floor. To the right, you will find a smart, newly fitted kitchen diner with a modern gloss finish, a range style oven and space for the necessary white goods, leading into a useful conservatory which offers direct access to the garden.

On the other side, the lounge which is 22 ft long benefits from dual aspect windows allowing daylight to pour through and creating an easy, comfortable setting for relaxing family evenings. There's also a useful shower room off from the dining area.

All three well-proportioned bedrooms can be found on the first floor, offering flexibility for families, guests, or even a home study if required. The bathroom has been stylishly modernised, featuring sleek grey tiling from floor to ceiling, a bath and wash basin. There's a separate WC next door. The loft can be accessed from the landing, it is fully boarded providing very useful additional storage.

There's UPVC double glazing and gas central heating throughout. The boiler was replaced in 2024.

Externally, there's ample parking at the front for 2 cars and at the rear, the garden is larger than average with endless opportunities to create a family friendly space. A useful outbuilding stands at one end and has power and a water supply with a WC plumbed in, ideal for creating a studio or perhaps an annexe subject to the necessary building regulations and planning permission.

Ready to move into yet still full of future possibilities, this is a home where new owners can add their own stamp over time while enjoying a solid, spacious base in a fantastic location.

Entrance Porch
1.75m x 1.02m (5'9 x 3'4)

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Kitchen Diner
4.75m x 3.05m (15'7 x 10'0)

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Conservatory
2.29m x 1.88m (7'6 x 6'2)

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Lounge
6.81m x 3.05m (22'4 x 10'0)

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Cloakroom
1.68m x 0.94m (5'6 x 3'1)

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Bedroom 1
4.06m x 3.05m (13'4 x 10'0)

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Bedroom 2
3.25m x 3.05m (10'8 x 10'0)

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Bedroom 3
2.54m x 2.36m (8'4 x 7'9)

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WC
1.57m x 1.07m (5'2 x 3'6)

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Bathroom
2.01m x 1.60m (6'7 x 5'3)

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Out Building
6.22m x 2.84m (20'5 x 9'4)

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FLOORPLAN:



Total Area: 103.4 m² ... 1113 ft²

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.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------|---------|-----------|
| Very energy efficient - lower running costs | (92-100) A | | |
| | (81-91) B | | |
| | (69-80) C | | |
| | (55-68) D | | |
| | (39-54) E | | |
| | (21-38) F | | |
| Not energy efficient - higher running costs | (1-20) G | | |
| | | 71 | 76 |

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 | | |
| Not environmentally friendly - higher CO ₂ emissions | (1-20) G | | |

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