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1 Hyns Monyow, Newquay TR8 4RB

£230,000

A SUPERBLY MAINTAINED TWO-BEDROOM HOME WITH ALLOCATED PARKING AND A BRILLIANT 'SUN-TRAP' SOUTHERLY FACING LOW-MAINTENANCE GARDEN, SET WITHIN THE POPULAR GOLDINGS DEVELOPMENT NEAR NEWQUAY, ITS AN EXCELLENT CHOICE FOR FIRST-TIME BUYERS OR INVESTORS SEEKING A MODERN, MOVE-IN READY PROPERTY IN A CONVENIENT LOCATION.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- PRISTINE TWO BEDROOM SEMI DETACHED HOME
- SOUTHERLY FACING GARDEN
- ALLOCATED PARKING
- BRIGHT AND AIRY
- NEUTRAL DECOR AND FLOOR COVERINGS
- PERFECT FOR FIRST TIME BUYERS
- CONVENIENT TUCKED AWAY LOCATION
- WELL PROPORTIONED DOUBLE BEDROOMS
- REMAINDER OF NEW HOMES WARRANTY

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Tucked away in a quieter corner of The Goldings, Number One Hyns Monyow is a beautifully presented two-bedroom home in one of Newquay's most sought-after residential developments. Popular for its welcoming community atmosphere and excellent convenience, The Goldings is within easy walking distance of two major supermarkets, Bishops School, Trenance Gardens, the boating lake, and the popular leisure park featuring Waterworld, Newquay Zoo, and Concrete Waves. Newquay town centre and its stunning coastline are just over a mile away.

Offering one of the larger two-bedroom layouts on the development, this stylish home is perfectly suited to first-time buyers, couples, young families, or buy-to-let investors. The property also benefits from the remainder of a 10-year NHBC warranty, providing added reassurance for buyers.

Built in attractive low-maintenance natural brick, the accommodation begins with a welcoming entrance hall, complete with stairs rising to the first floor and a handy ground floor WC. The spacious front-facing living room enjoys plenty of natural light and includes practical under-stairs storage. To the rear, the modern open-plan kitchen/diner creates a sociable space with patio doors leading directly onto the garden. The kitchen is fitted with an integrated oven, gas hob, and extractor, alongside space for additional appliances and dining furniture.

Upstairs, the property offers two generous double bedrooms, one of which benefits from built-in storage, along with a contemporary family bathroom finished with modern tiling and a shower over the bath. The landing also provides loft access. Further benefits include UPVC double glazing and gas-fired central heating via a combination boiler located in the kitchen.

Outside, the sunny southerly-facing rear garden is a standout feature, designed with a raised patio seating area, lawn below, secure fencing for privacy, and gated rear access. To the rear of the property there is an allocated off-road parking space, with additional on-street parking available nearby.

At The Goldings, there is a freehold management charge of around £150 per year.

Overall, this is a superb turn-key home in a highly convenient location, ready for immediate occupation and ideally suited to a range of buyers.

Hallway
2.57m x 0.94m (8'5 x 3'1)

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Lounge
4.60m x 2.84m (15'1 x 9'4)

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Kitchen Diner
3.81m x 2.46m (12'6 x 8'1)

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Bedroom 1
3.84m x 2.49m (12'7 x 8'2)

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Bedroom 2
3.86m x 2.57m (12'8 x 8'5)

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Bathroom
1.91m x 1.68m (6'3 x 5'6)

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Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

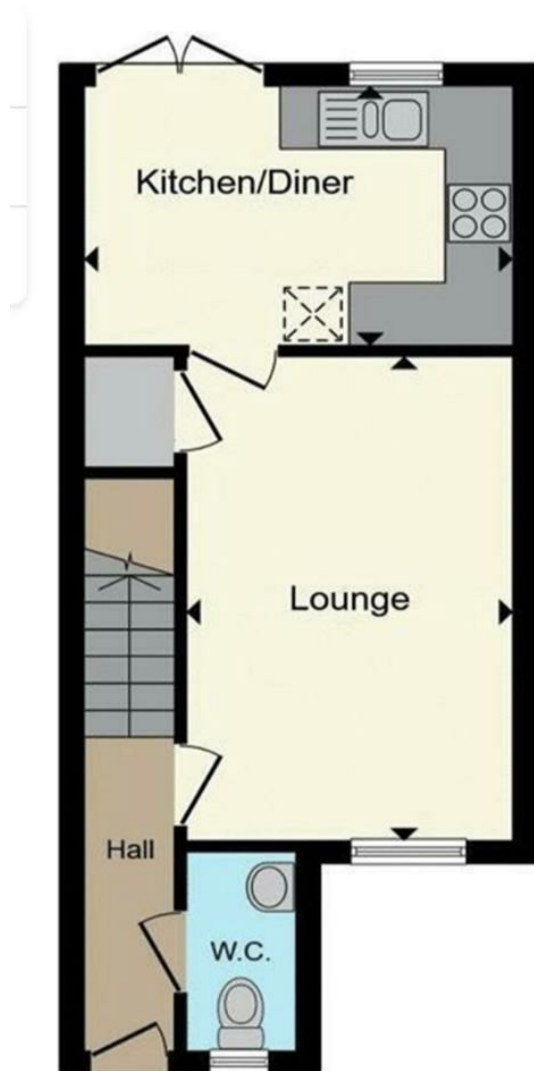
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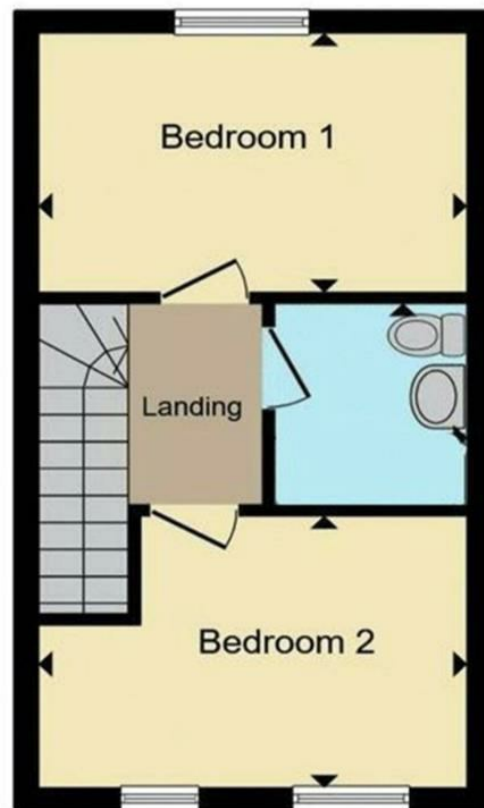
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FLOORPLAN:



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		97
	(81-91) B		83
	(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 plus) 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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