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5 Bownder Ywain, Newquay TR7 1GN

£325,000

A THREE BEDROOM FAMILY HOME WITH WELL PROPORTIONED ACCOMMODATION, A SUNNY GARDEN, ALLOCATED PARKING AND A GARAGE LOCATED WITHIN THE HIGHLY DESIRABLE DUCHY OF CORNWALL TREGUNNEL ESTATE JUST A SHORT WALK FROM FISTRAL AND THE TOWN CENTRE.

PROPERTY TYPE: House - Mid Terrace

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

FEATURES:

- THREE BEDROOM FAMILY HOME
- LOCATED ON THE DUCHY OF CORNWALL TREGUNNEL ESTATE
- EASY WALKING DISTANCE TO THE TOWN CENTRE, FISTRAL BEACH AND THE RIVER GANNEL
- LOW MAINTENANCE REAR GARDEN
- GARAGE AND ALLOCATED PARKING
- EPC AND FLOOR PLAN TO FOLLOW
- NO ONWARD CHAIN

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DESCRIPTION:

Tucked away in the sought-after Duchy development of Tregunnel Hill, this well-established neighbourhood has quickly become one of Newquay's most desirable places to call home. Developed around 2015, Tregunnel is known for its thoughtfully designed homes and strong sense of community.

Ideally located near Pentire, it's just a short walk to the River Gannel, Fistral Beach, and Newquay town centre—putting coastal living right on your doorstep.

The area is perfect for families, nature lovers, and dog walkers alike, with scenic trails, beaches, and rock pools just waiting to be explored. Recently ranked as one of the UK's most desirable towns, Newquay offers a laid-back lifestyle with miles of sandy beaches, top-tier surf, calm waters for paddleboarding, and a lively town centre full of energy and charm.

As you step inside, you're welcomed by a tidy and inviting entrance hall, complete with a convenient cloakroom, handy storage space, and stairs leading to the first floor. To the right, the lounge features a front-facing window, creating a light and comfortable space to relax.

Stretching across the full width of the property, the open-plan kitchen/diner at the rear is a fantastic social hub—ideal for cooking, dining, and entertaining. Large windows and a half glazed rear door flood the space with natural light, while the stylish matt white kitchen is equipped with an eye-level oven, gas hob, integrated dishwasher, fridge freezer, and space for a washing machine.

Upstairs, there are three well-proportioned bedrooms—two doubles and a generous single (The largest bedroom features a full wall of fitted wardrobes.)—alongside a spacious, modern family bathroom fitted with a 'P'-shaped bath and overhead shower. Additional storage is available via two built-in cupboards on the landing.

It features gas central heating powered by a combination boiler located in the kitchen, wooden-framed windows, and a contemporary finish throughout, including quality tiling and carpets. A freehold management charge of approximately £250 per year applies at Tregunnel.

Outside, the rear garden has been designed for easy upkeep, it enjoys plenty of sun and is private and sheltered with some planted borders and flower beds. Beyond the rear gate you will find an allocated parking space and a single garage which has light and power with plenty of roof storage.

In summary, this beautifully presented home offers generous living space and three excellent bedrooms, all set within one of Newquay's most sought-after and family-friendly neighbourhoods. Offered with no onward chain.

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Hallway
4.32m x 1.02m (14'2 x 3'4)

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Cloakroom
1.85m x 0.99m (6'1 x 3'3)

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Kitchen Diner
5.18m x 3.07m (17'0 x 10'1)

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Lounge
3.99m x 2.92m (13'1 x 9'7)

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Bedroom 1
3.23m x 2.62m (10'7 x 8'7)

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Bedroom 2
3.12m x 2.97m (10'3 x 9'9)

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Bedroom 3
2.06m x 1.98m (6'9 x 6'6)

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Bathroom
2.46m x 1.91m (8'1 x 6'3)

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Garage
5.97m x 2.92m (19'7 x 9'7)

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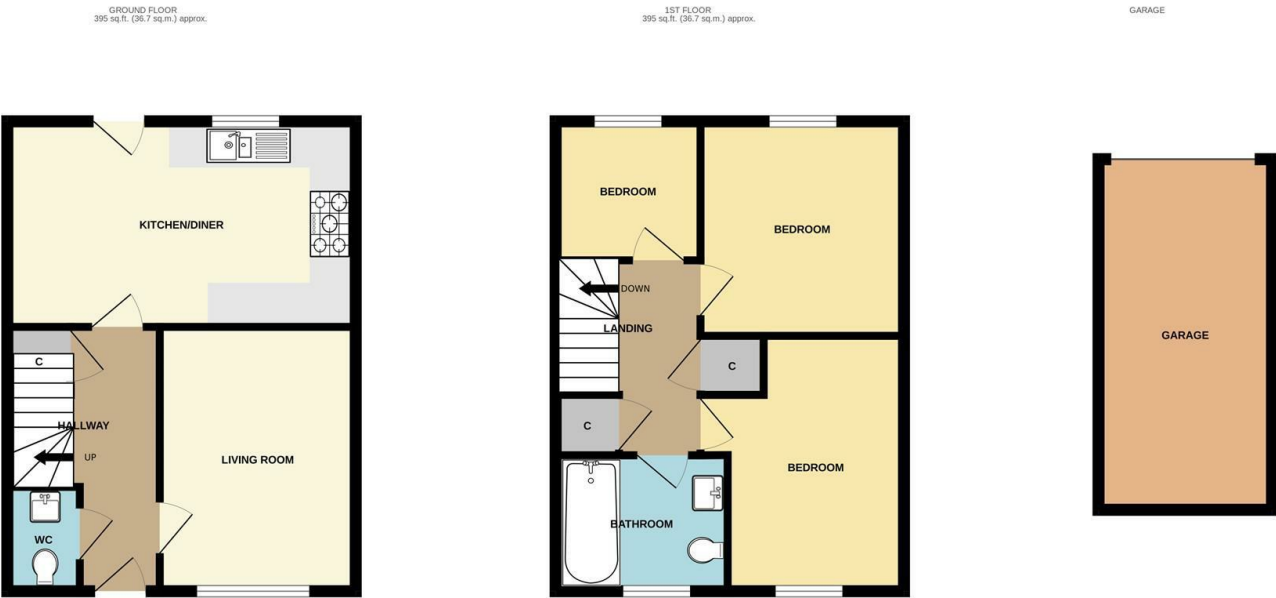
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FLOORPLAN:



TOTAL FLOOR AREA : 791 sq.ft. (73.5 sq.m.) approx.

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.

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