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1 Gwarak Esels, Newquay TR8 4SD

£290,000

AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM HOME ON THE HIGHLY SOUGHT-AFTER DUCHY DEVELOPMENT OF NANSLEDAN, FEATURING A WESTERLY FACING GARDEN, GARAGE AND ALLOCATED PARKING, MAKING IT AN IDEAL PURCHASE FOR FIRST-TIME BUYERS OR BUY-TO-LET INVESTORS.

PROPERTY TYPE: House - End Terrace

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

FEATURES:

- GORGEOUS TWO DOUBLE BEDROOM FAMILY HOME
- GARAGE AND ALLOCATED PARKING
- NEW IN 2020
- OVERLOOKING PARC MENGLEUDH
- CLOSE TO SHOPS AND CAFES
- IMMACULATELY PRESENTED
- WESTERLY FACING LANDSCAPED GARDEN
- HIGHLY DESIRABLE DUCHY DEVELOPMENT
- REMAINDER OF NHBC GUARANTEE
- NO ONWARD CHAIN

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DESCRIPTION:

Welcome to Number One Gwarak Esels, an impeccably presented two double bedroom home occupying a superb position overlooking the attractive Parc Megleugh within the prestigious Nansledan development. Built in 2020 and beautifully maintained throughout, this stylish home offers turnkey accommodation, landscaped gardens, a garage and parking, making it an ideal choice for first-time buyers, professionals, downsizers or buy-to-let investors.

Nansledan, on the eastern side of Newquay, is one of the town's most sought-after residential developments. Created by the Duchy of Cornwall, this thoughtfully designed community combines attractive architecture with a thriving selection of independent shops, cafés and everyday amenities. Residents benefit from a highly regarded primary school, beautiful green spaces including Trewolek Meadow (SANG), and a strong sense of community, while Newquay town centre, its famous beaches and stunning north Cornish coastline are all just two miles away.

Enjoying a peaceful setting away from the busier roads, the property overlooks a delightful green and is just a short walk from the heart of the development, where an excellent range of independent businesses and local amenities continue to flourish.

Stepping inside, a welcoming entrance hallway leads through to a bright and inviting lounge. An easterly-facing window frames pleasant views across the green while allowing the morning sunshine to flood the room, creating a warm and comfortable living space that flows naturally into the kitchen/dining room.

Positioned at the rear of the property, the contemporary kitchen/diner is fitted with a stylish range of grey shaker-style units and provides space for a fridge freezer, washing machine and tumble dryer. There is ample room for family dining, while a door opens directly onto the rear garden, making it equally suited to everyday living and entertaining. A useful cloakroom completes the ground floor.

The first floor offers two generous double bedrooms. The principal bedroom enjoys attractive views across the green, while the second overlooks the rear garden. Both are served by a beautifully finished family bathroom featuring contemporary tiling and a bath with shower over.

The property benefits from gas-fired central heating via a combination boiler, modern double glazing and the remainder of its NHBC warranty. The annual Nansledan freehold management charge is approximately £200.

Outside, the fully enclosed rear garden enjoys a sunny westerly aspect, allowing you to make the most of the afternoon and evening sunshine. Thoughtfully landscaped with level lawn, Cornish stone features and a generous patio, it provides an ideal space for relaxing, entertaining or summer barbecues.

A personal door from the garden gives access to the single garage, which benefits from power, with a private parking space conveniently located alongside. Additional unrestricted on-street parking is available directly outside the property.

Combining a peaceful position, stylish interiors and an exceptional location within one of Newquay's most desirable modern developments, Number One Gwarak Esels is a superb home ready to be enjoyed from the day you move in!

Please note that some of the images were taken prior to the property being listed, so there will be some differences in decorative details and furnishings.

Hallway
1.55m x 1.30m (5'1 x 4'3)

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Lounge
4.60m x 2.90m (15'1 x 9'6)

Kitchen Diner
3.99m x 2.82m (13'1 x 9'3)

Bedroom 1
3.40m x 2.79m (11'2 x 9'2)

Bedroom 2
3.99m x 2.29m (13'1 x 7'6)

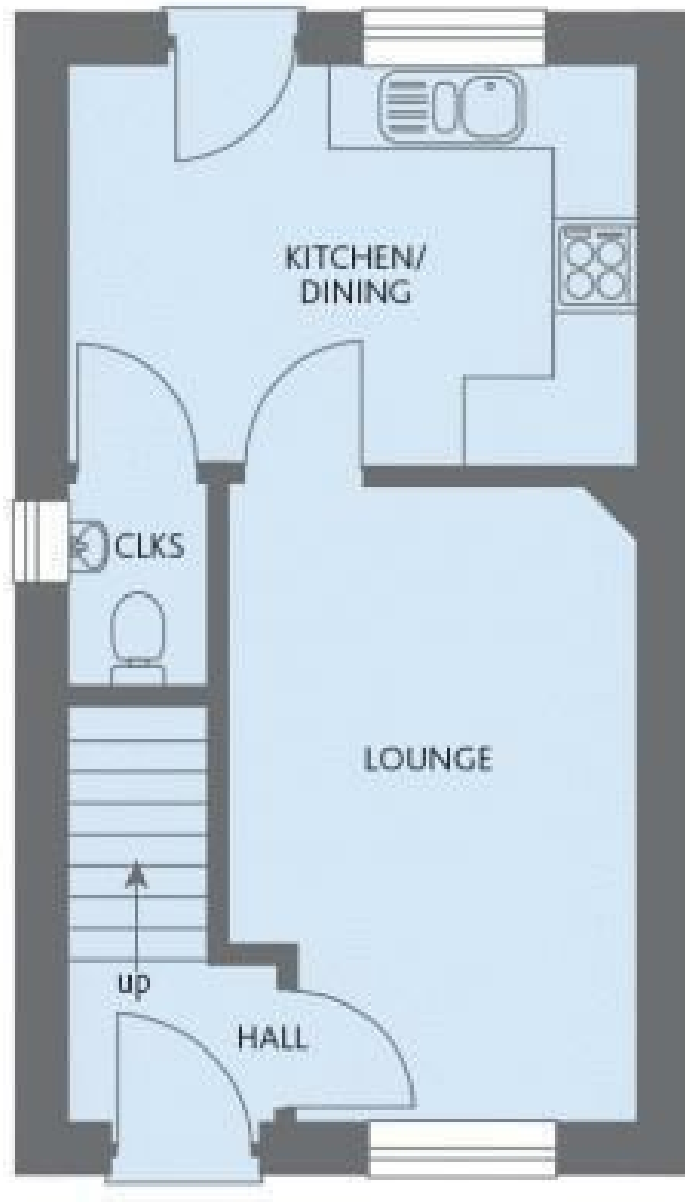
Bathroom
2.06m x 1.52m (6'9 x 5'0)

Cloakroom
1.68m x 1.02m (5'6 x 3'4)

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			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			
(92-100) 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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