

NEWQUAY PROPERTY CENTRE



A BEAUTIFUL TWO BEDROOM HOME ONLY BUILT IN 2013 AND LOCATED IN THE PICTURESQUE POPULAR VILLAGE OF ST MAWGAN.



3 Pen Y Morfa Close, St. Mawgan, Newquay
TR8 4AZ

£275,000
Freehold

our ref: CNN8077

01637 875161

IN BRIEF...

- Type: House
- Style: Terraced
- Age: Modern
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 3
- EPC: C
- Council tax band: B
- Mains Services: Water & Electricity
- SUPERB TWO BEDROOM TERRACE
- TWO DOUBLE BEDROOMS
- POPULAR VILLAGE LOCATION
- BUILT IN 2013 & IN FANTASTIC CONDITION
- FULLY INTEGRATED KITCHEN
- CLOAKROOM & EN-SUITE TO MASTER
- LOW MAINTENANCE REAR GARDEN
- STUNNING & COUNTRYSIDE VIEWS
- CLOSE TO LOCAL AMENITIES & SCHOOLS



OWNERSAYS...

“This has been an ideal first home for us to raise our family in. There are great schools close by and a wonderful village feel. ”



CONSIDER THIS...

WHAT WE LOVE: We absolutely love the location of this property in the most desirable village with stunning countryside views. It is unusual to find such a modern low maintenance property within this type of area. The garden is so peaceful and ideal for entertaining family and friends with a glass of wine on a sunny day!

MOREDETAIL...

LOCATION: St Mawgan is one of the most popular villages, based on the outskirts of Newquay and approximately 7 miles away from the town centre, centred around a historic and beautiful church overlooking a picturesque village green with 18th Century pub, primary school and useful daily store with post office, it really is country living at its finest.

Pen Y Morfa is a small development of new build houses in the centre of the village. Built in 2013 the development comprises of 2 and 3 bedroom homes. It is also only 2 miles from the popular beach of Mawgan Porth which also provides restaurants and places to eat.

SUMMARY: 3 Pen Y Morfa is a great sized two-bedroom home offering everything a modern couple or small family would need. Only built in 2013 as part of a handful of new builds, it has been kept to a high standard throughout.

Set slightly back from the road there is a small, gated entrance which provides a sunny terrace area to the front. The main entrance has wood flooring throughout and is extremely light and airy, it leads to all the main living accommodation through glazed panel wood doors. The entrance also benefits an understairs storage cupboard and a separate WC.

The kitchen has been kept to a great standard with ceramic tile flooring and white shaker style units with tiled splashbacks. All the appliances are completely integrated and include an electric oven & hob with extractor over, dishwasher and washing machine. The living room is to the rear of the property overlooking through sliding doors a beautifully kept garden. There is also a cupboard housing the boiler.

The first floor again is spacious and has two great sized double bedrooms, both with built in wardrobe/cupboard space and stunning countryside views from the windows. There is a modern en-suite shower room to the master bedroom and a main family bathroom with panelled bath and shower over.

The property benefits from being gas centrally heated (unusual for the village location) via a communal LPG gas system.

Outside the property there is a low maintenance rear garden. Beautifully kept with a decked area leading to the artificial lawn. There is a gravel path which leads to a rear gated entrance, and all surrounded with shrub and flower beds. There is also a small shed ideal for outside storage and the bonus of an allocated parking space within the development.

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SHOPPING

- Village shop
- Newquay
- Wadebridge

RELAXING

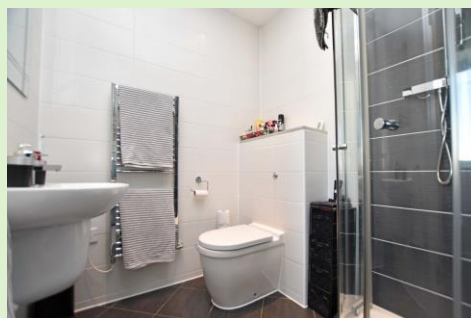
- The Falcon Inn
- Mawgan Porth
- St Mawgan Village Green/Park

TRAVEL

- Cornwall Newquay Airport
- Village bus service
- Newquay train station

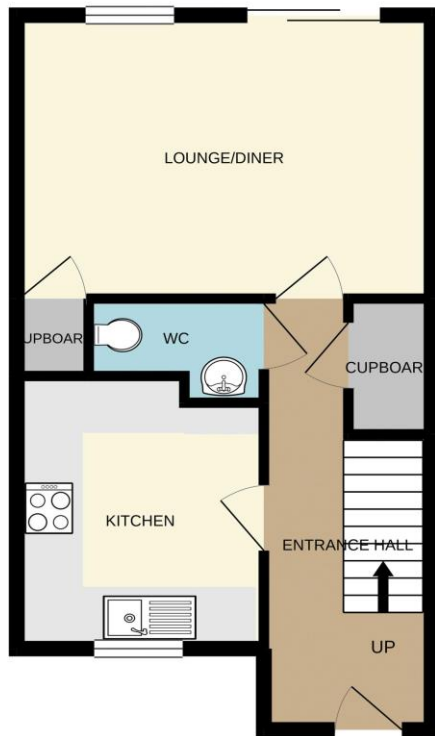
SCHOOLS

- Mawgan-in-Pydar Primary School
- Newquay Treviglas Secondary
- Newquay Tretherras Secondary

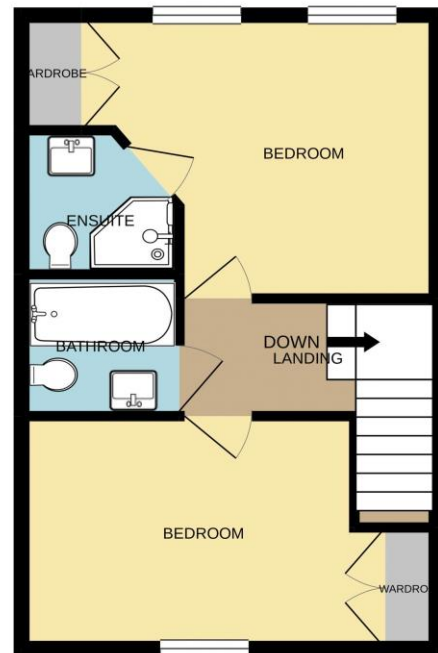


THE FLOORPLAN...

GROUND FLOOR



1ST FLOOR



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 reliability or efficiency can be given.

THE DIMENSIONS...

All measurements are approximate

Entrance Hall
17' 0" x 6' 10" (5.18m x 2.08m)
Maximum

Cloakroom
4' 11" x 4' 0" (1.50m x 1.22m)

Kitchen
10' 6" x 8' 2" (3.20m x 2.49m)

Living Room
15' 6" x 10' 10" (4.72m x 3.30m)

First Floor

Bedroom One
13' 2" x 10' 10" (4.01m x 3.30m)

En-suite
5' 11" x 5' 7" (1.80m x 1.70m)

Bedroom Two
13' 2" x 8' 10" (4.01m x 2.69m)

Bathroom
5' 11" x 5' 10" (1.80m x 1.78m)

MORE INFO...

call: 01637 875 161
email: info@newquaypropertycentre.co.uk
web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.