



## 15 Ulalia Road, Newquay, Cornwall, TR7 2QA

A GORGEOUS AND CHARACTERFUL THREE BEDROOM SEMI DETACHED FAMILY HOME. BEAUTIFULLY MAINTAINED THROUGHOUT LOCATED A STONES THROW FROM TOWAN BEACH AND WALKING DISTANCE TO NEWQUAY TOWN CENTRE!

£325,000  
Freehold

our ref: CNN10181

## KEY FEATURES



3



1



1

Energy rating (EPC) TBC

Council tax band: C

- 1920'S CHARACTER HOME
- SEMI DETACHED
- THREE BEDROOMS
- GREAT CONDITION THROUGHOUT
- MATURE GARDENS
- CONSERVATORY
- FANTASTIC LOCATION
- WALKING DISTANCE TO TOWAN BEACH
- CLOSE TO NEWQUAY TOWN
- PERFECT FAMILY HOME OR INVESTMENT

## SUMMARY

Situated on a charming residential street, 15 Ulalia Road enjoys a fantastic location in Newquay, Cornwall, known for its stunning coastline and vibrant community. This property is just a short stroll away from Newquay's beaches, including the famous Fistral Beach, as well as the town's shops, restaurants, and leisure facilities. Newquay is well-served by local schools, parks, and excellent transport links, making it ideal for families and commuters alike. With quick access to the A30, residents enjoy smooth connections to other Cornish towns and the city of Truro, while Newquay Airport offers convenient options for further travel.

Welcome to this charming three-bedroom semi-detached home located on the sought-after Ulalia Road in Newquay. Built in the 1920s, this property radiates character, with charming original features throughout. As you step into the glass-fronted porch, you're greeted by a spacious entrance hallway. This inviting hallway



leads to all main living spaces, including double doors into a well-appointed kitchen diner at the front, and a separate door to the cozy rear living room. Beneath the stairs, an understairs cupboard conveniently houses the gas combi boiler.

The front-facing kitchen diner is designed for comfort and functionality, with ample space for family dining. The room features a delightful bay window, adding character and filling the space with natural light, as well as a range of wall and base units with plenty of room for kitchen appliances. The rear living room is warm and inviting, featuring an electric fireplace as its focal point, ideal for cozy nights in. Patio doors lead to a bright conservatory, creating a perfect transition between indoor and outdoor living. From the conservatory, you can step directly into the lovely garden.

Upstairs, a light-filled landing leads to three bedrooms. The two larger bedrooms are generously proportioned doubles, while the third is a comfortable single, ideal as a bedroom, nursery, or office space. The family bathroom is spacious and modern, featuring both a separate bath and a corner shower unit, a low-level W/C, and a



pedestal wash basin. The heated towel rail completes the room, adding a touch of luxury.

Outside, the rear garden is a true highlight. A decked area leads onto the main lawn, with mature shrubs adding privacy and colour. A garden path winds through to the back where a storage shed provides additional utility space. The front of the property offers a driveway with off-road parking and gated side access.

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## ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Yes. For Type and Speed please refer to Openreach website

Mobile phone: Yes. For best network coverage please refer to Ofcom checker

Parking: Driveway parking x 2

Heating and hot water: Gas Central Heating for both

Accessibility: Level access

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Porch

10' 3" x 3' 5" (3.12m x 1.04m) max

## Entrance Hall

12' 5" x 6' 11" (3.78m x 2.11m)

## Kitchen/Diner

15' 7" x 11' 4" (4.75m x 3.45m)

## Living Room

18' 1" x 12' 0" (5.51m x 3.65m)

## Conservatory

10' 7" x 9' 11" (3.22m x 3.02m)

## First Floor Landing

6' 10" x 3' 2" (2.08m x 0.96m)

## Bedroom 1

12' 6" x 11' 3" (3.81m x 3.43m)

## Bedroom 2

11' 5" x 10' 11" (3.48m x 3.32m)

## Bedroom 3

8' 7" x 7' 0" (2.61m x 2.13m)

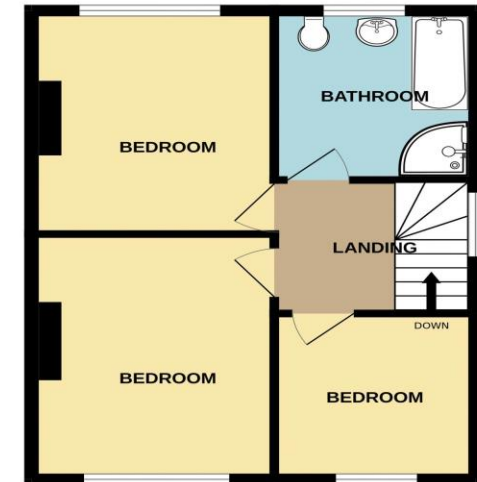
## Bathroom

8' 0" x 6' 11" (2.44m x 2.11m)

GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



## LIKE TO KNOW MORE?

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TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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