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6 Hyns Monyw, Newquay TR8 4RB

£235,000

AN INCREDIBLY SPACIOUS AND FULLY DETACHED TWO DOUBLE BEDROOM COACH HOUSE WITH ALLOCATED PARKING AND A GARAGE. THIS PROPERTY IS PRESENTED TO THE HIGHEST STANDARD AND IS LOCATED AWAY FROM PASSING TRAFFIC IN A TUCKED AWAY PART OF THE GOLDINGS.

PROPERTY TYPE: Coachhouse

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

FEATURES:

- TWO DOUBLE BEDROOM COACH HOUSE
- INTEGRAL GARAGE AND ALLOCATED PARKING FOR ONE/TWO CARS
- IMMACULATELY PRESENTED THROUGHOUT
- TUCKED AWAY FROM PASSING TRAFFIC
- INCREDIBLY SPACIOUS
- NATURAL LIGHT IN ABUNDANCE
- ALL MAINS SERVICES
- HIGHLY DESIRABLE AND VERY CONVENIENT LOCATION

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DESCRIPTION:

The Goldings is one of Newquay's newest and conveniently located estates. It is a great location for families within very easy access of schools, the town centre and the many beautiful beaches Newquay has to offer. Comprising of a mixture of two, three and four bedroom houses with plenty of green space and a play park, ideal for families with young children.

Morrisons and Lidl supermarkets are within a 5 minute drive where there is also a McDonalds. Access in and out of Newquay onto the A392 is very easy making the nearby towns of Truro, St Austell and Bodmin very accessible.

This attractive fully detached Coach House is presented to a flawless standard and sits in a quieter part of The Goldings development away from passing traffic. Built in 2020, this property has been well looked after and lovingly cared for by the current owner. It is beautifully decorated throughout with immaculate, good quality carpets and floor coverings. There is an abundance of natural light flooding through the property adding to the modern, fresh feel created by the decor.

A private entrance hallway with a door to the integral garage and stairs to the first floor guides you into this property. From the first floor landing, there's access to all the rooms. The main Living/Dining/Kitchen is dual aspect and a brilliant space with ample room for cooking, dining, relaxing and entertaining....a very social area with lots of natural light. Practically the kitchen has a good range of modern gloss units with space for a washing machine and a fridge freezer with an integrated oven and gas hob.

The two bedrooms are a great size, much bigger than you would find in a similar two bedroom house. The main bedroom faces towards the front and is decorated and carpeted in modern, neutral tones whilst the second bedroom is at the rear and easily fits a double bed and plenty of other furniture. Also, off from the landing, there's a cupboard housing the combination boiler offering additional storage.

As you would expect, the bathroom is presented to an impeccable standard with a bath and shower over complimented by modern, fresh tiling. The loft runs the entire width of this property providing excellent storage with potential to create a loft room subject to the necessary regulation.

Externally, there's allocated parking for 1/2 cars in front of the garage at the rear. The garage is a real asset and has light and power with direct access from the hallway and out to the rear on both sides. At the front, there's a small grassy area which could be terraced to create a more useable outside area and just across the path, there's a communal green area which has some freshly planted trees.

In summary, this property is incredibly spacious and is 'turn-key ready', ideal for first time buyers looking to get their foot on the property ladder.

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Lounge Diner Kitchen
5.79m x 5.74m (19'0 x 18'10)

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Bedroom 1
4.75m x 2.95m (15'7 x 9'8)

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Bedroom 2
4.75m x 2.69m (15'7 x 8'10)

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Bathroom
2.26m x 1.83m (7'5 x 6'0)

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Garage
5.84m x 2.67m (19'2 x 8'9)

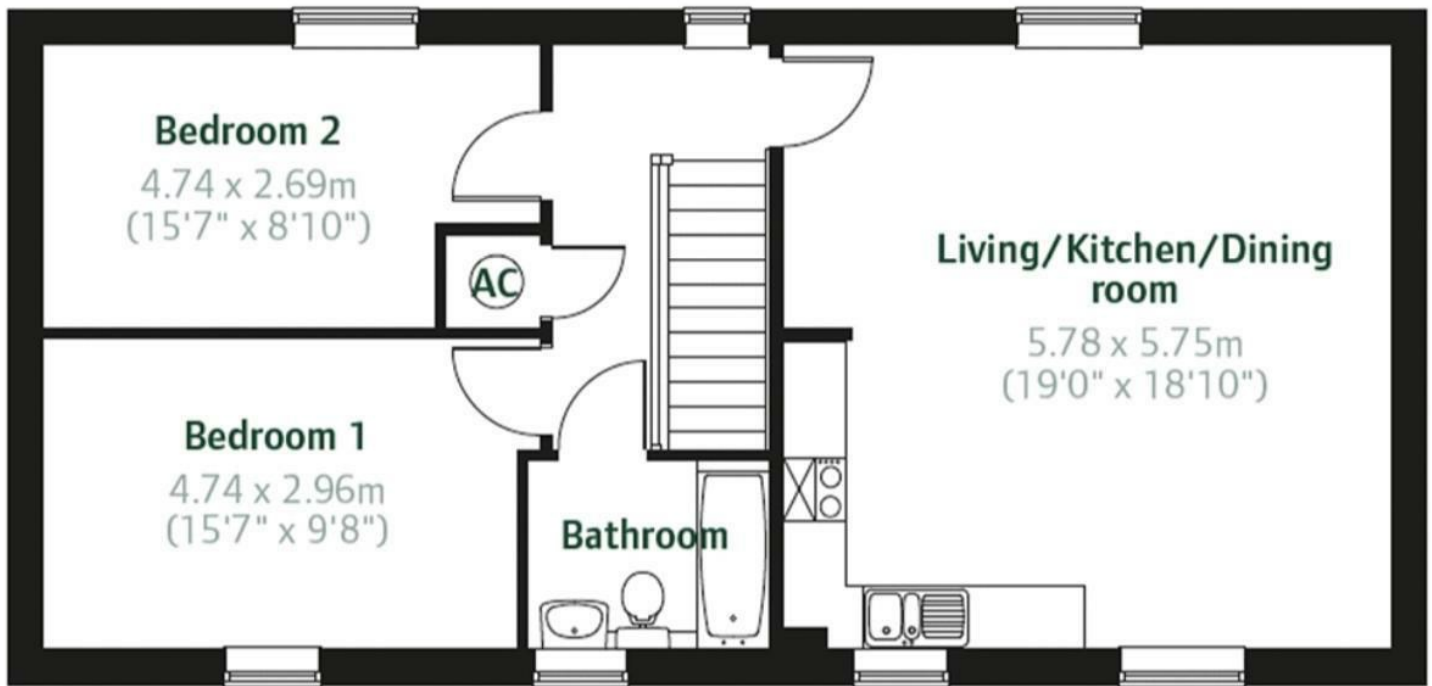
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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A	81	81
(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	(92-100) 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	

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