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28 Pydar Close, Newquay TR7 3BS

£330,000

A GORGEOUS TWO/THREE BEDROOM BUNGALOW WITH EXTENDED LIVING ACCOMMODATION, A PRIVATE AND WELL ESTABLISHED WESTERLY FACING GARDEN A GARAGE AND DRIVEWAY PARKING.

PROPERTY TYPE: Bungalow - Semi Detached

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

FEATURES:

- EXTENDED SEMI DETACHED BUNGALOW
- PRIVATE ENCLOSED WESTERLY FACING GARDEN
- GARAGE AND DRIVEWAY PARKING
- SPACIOUS, BRIGHT AND FLEXIBLE ACCOMMODATION
- CONVENIENT, TUCKED AWAY LOCATION
- OPEN PLAN LIVING AREAS
- LIGHT, BRIGHT AND BEAUTIFULLY PRESENTED
- MANY UPGRADES AND IMPROVEMENTS

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DESCRIPTION:

Pydar Close is known locally as one of Newquay's most desirable, family friendly residential streets, comprising of well kept properties on well spaced out generous plots with established gardens within walking distance of Tretherras School.

Pydar Close sits on the outskirts of Newquay providing easy access in and out of the main town which is a vibrant coastal town offering a diverse range of shops, cafes, bars and restaurants. Porth is the closest beach; a beautiful sheltered and sandy cove with an array of cafes, a boutique clothing store and a pub right on the beach. The nearest day to day shopping area can be found at Chester Road where there is a good range of amenities including a convenience store, post office, choice of cafes and banks.

This property has been lovingly cared for by the current owner who has lived here for fourteen years. They have reconfigured the layout, extended the living accommodation at the rear and refurbished the whole property to a superb standard.

A neat, inviting hallway guides you into this property where you will find a useful storage cupboard and the bathroom on the right which has a bath with a shower over and a window to the side complimented by gorgeous mosaic tiling.

To the left of the hallway you will find the two larger bedrooms. Both are a great size and presented to a brilliant standard with en trend decor and a cosy, welcoming feel.

On the other side of this bungalow the living areas are exceptional, this whole area is open plan yet there's a clear lounge, dining and kitchen area with plenty of room for the whole family to relax after a day at work and school. This area encourages connection and is perfect for entertaining...with the doors open in the Summer, the westerly facing patio really is just an extension of the living area. Practically, the kitchen offers a generous range of sleek cream gloss units with an integrated dish washer and electric oven/hob. There's space for a washing machine and fridge freezer. The dining area is filled with natural light thanks to the 'lantern'...allowing an abundance of daylight even on a dull day. Off from the living area, there's an additional very versatile room, which is ideal as a study, additional living room or bedroom.

This property has gas central heating powered by a combination boiler located in the loft. The windows are all upvc double glazed and have been replaced in recent years. Recent upgrades include the kitchen, bathroom, decor and floor coverings throughout, skimmed ceilings and a new central heating system.

Externally, at the front there's ample driveway parking and access to the garage which has light and power. At the rear, the garden faces westerly and enjoys plenty of afternoon and evening sunshine with an elevated decked area and a lawned area with plenty of well established plants, shrubs and trees offering a good degree of privacy.

In summary, properties like this are rare! The condition, extended accommodation and location are superb!

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Hallway
2.46m x 1.83m (8'1 x 6'0)

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Lounge
5.41m x 3.15m (17'9 x 10'4)

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Kitchen Diner
5.54m x 3.96m (18'2 x 13'0)

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Bedroom
3.71m x 3.15m (12'2 x 10'4)

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Bedroom
3.23m x 2.26m (10'7 x 7'5)

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Bedroom/Study
2.62m x 2.36m (8'7 x 7'9)

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Bathroom
1.60m x 1.27m (5'3 x 4'2)

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Garage
5.33m x 2.59m (17'6 x 8'6)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) A		87
	(81-91) B	73	
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-101) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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