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15 Nansalsa Court Ulalia Road, Newquay TR7 2PZ

£335,000

TUCKED AWAY IN A QUIET, SECLUDED SPOT YET JUST A FEW MINUTES' WALK FROM THE STUNNING TOLCARNE BEACH, THIS UNIQUE AND SPACIOUS THREE DOUBLE BEDROOM PROPERTY HAS BEEN COMPLETELY REFURBISHED TO AN EXCEPTIONAL STANDARD. THE HOME HAS TWO PARKING SPACES AND A NEAT, LOW-MAINTENANCE GARDEN—IDEAL FOR EASY COASTAL LIVING.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- EXCEPTIONAL THREE DOUBLE BEDROOM FAMILY HOME
- JUST A FEW MINUTES WALK FROM TOLCARNE BEACH
- ALLOCATED PARKING FOR TWO CARS
- PRETTY, LOW MAINTENANCE SECULDED REAR GARDEN
- OPEN PLAN SOCIAL LIVING
- COMPLETETLY TRANSFORMED BY THE CURRENT OWNERS
- HIGH END LUXURY 'GROHE' BATHROOMS
- PERFECTLY LOCATED FOR FAMILIES
- EXCEPTIONAL ATTENTION TO DETAIL

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DESCRIPTION:

Welcome to Number Fifteen Nansalsa Court, nestled away, just off Ulalia Road, this tastefully modernised three double bedroom home offers a peaceful retreat just minutes from the heart of Newquay. Within easy walking distance, you'll find two of the town's most picturesque beaches—Great Western and Tolcarne—perfect for sunseekers, swimmers, and surfers alike. Newquay is a vibrant coastal town that caters to all ages. With well-regarded nurseries, primary and secondary schools nearby, it's an ideal choice for growing families. This home's central location also places you close to Trenance Park, The Heron Tennis Centre, the scenic Boating Lake, and the town centre, making day-to-day life both convenient and enjoyable. Ulalia Road is a fantastic setting for families who want it all—accessibility, comfort, and lifestyle.

Inside, the property has been fully upgraded, extended and reconfigured by the current owners. Updates include the addition of two first floor bedrooms, a new kitchen and bathrooms, replacement windows and doors, a modern boiler, and upgraded decor and flooring throughout.

A bright and welcoming porch provides the perfect spot for coats, shoes, and beach gear, guiding you into a stylishly finished home filled with warmth and natural light.

The spacious dual-aspect lounge/diner features engineered wood flooring—practical for sandy toes and paws—and offers ample room for both a full suite of lounge furniture and a family-sized dining table. Thoughtful decor and a calming colour palette create a warm, inviting feel with enough space for the whole family to relax at the end of the day. To the left, the kitchen is a standout feature, offering a generous range of classic shaker-style units, a striking green tiled splashback, and space for white goods and a range-style oven.

A useful inner hallway with built-in storage leads to a ground floor double bedroom overlooking the rear garden, and a stylish bathroom complete with a corner bath and beautifully selected tiling.

Upstairs, you'll find a truly stunning dual-aspect main bedroom with a raw plaster feature wall and views to both front and rear. An additional dual-aspect double bedroom offers great flexibility for growing families or guests. A luxurious shower room completes the upper floor, finished with high-end tiling and quality Grohe fixtures (in both bathrooms). Gas central heating is provided via a combination boiler upgraded in 2018.

Outside, the property continues to impress. The front offers parking for two cars and includes a handy garden shed. The rear garden has been beautifully landscaped with a modern decked area, an area of astro turf, and high fencing for added privacy—ideal for relaxing or entertaining with plenty of well established plants and palms.

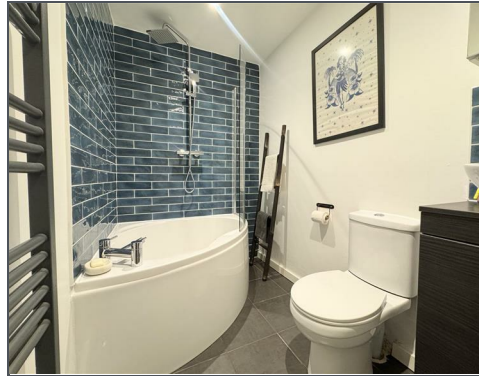
In summary, this stylish, unique and fully renovated three-bedroom home is perfectly positioned near Newquay's beaches and town centre. It's an ideal coastal retreat for modern family living.

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Porch
2.24m x 1.52m (7'4 x 5'0)

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Lounge Diner
7.70m x 4.27m (25'3 x 14'0)

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Kitchen
3.38m x 2.87m (11'1 x 9'5)

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Bedroom
3.51m x 3.10m (11'6 x 10'2)

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Bathroom
2.62m x 1.45m (8'7 x 4'9)

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Bedroom
5.94m x 3.43m (19'6 x 11'3)

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Bedroom
5.99m x 3.10m (19'8 x 10'2)

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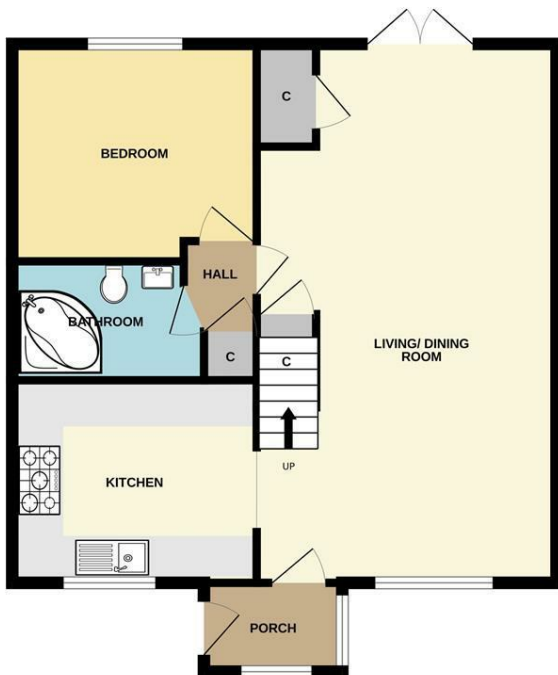
Shower Room
2.31m x 1.73m (7'7 x 5'8)

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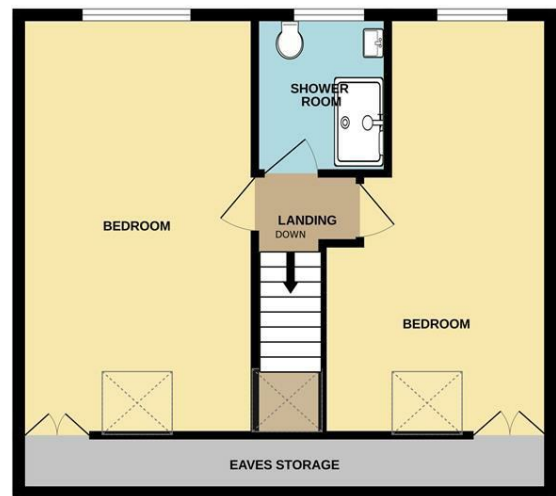
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FLOORPLAN:

GROUND FLOOR
673 sq.ft. (62.6 sq.m.) approx.





1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C		75	83
(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 plus) 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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