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## 13 Gwarak Esels, Nansledan TR8 4SD

**£325,000**

AN ABSOLUTELY IMMACULATE EXAMPLE OF A THREE BEDROOM 'LEVANT' STYLE FAMILY HOME WITH MANY RECENT UPGRADES OVER LOOKING PARC MENGLEUDH WITH AN ELEVATED WESTERLY FACING GARDEN, A GARAGE AND ALLOCATED PARKING THIS PROPERTY IS PRESENTED TO THE HIGHEST POSSIBLE STANDARD AND OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 2

### FEATURES:

- THREE BEDROOM 'LEVANT' STYLE HOUSE OVERLOOKING PARC MENGLEUDH
- MANY LUXURIOUS UPGRADES IN THE LAST TWELVE MONTHS TOTALLING £13,000
- NO ONWARD CHAIN
- UPGRADED QUARTZ WORKS TOPS AND NEWLY FITTED INTEGRATED APPLIANCES
- NEW SOLID WOOD PARQUET FLOORING
- LUXURY 'SUMOFALLPARTS' FITTED WARDROBES
- WESTERLY FACING GARDEN
- GARAGE AND PARKING

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## DESCRIPTION:

Welcome to Nansledan — widely regarded as the crown jewel of Newquay! Just a short distance from the town's vibrant and eclectic centre, the Duchy Estate of Nansledan is evolving into a thriving community of 4,000 homes, centred around a bustling high street filled with independent shops and cafés to suit every lifestyle. Perfectly suited for families, Nansledan boasts a highly respected primary school and extensive green spaces. It's only two miles from Newquay, which offers a diverse range of shops, restaurants, and nightlife. The stunning coastline and some of North Cornwall's finest surfing beaches are also nearby. On the eastern boundary of Nansledan lies Trewolek Meadow — known locally as the SANG — a large preserved farmland offering a tranquil haven for wildlife and a delightful space for children to play and dogs to roam freely.

This exceptional property, built in 2021, enjoys an enviable position overlooking the peaceful Parc Mengleudh within the prestigious Nansledan development, with easy access to Newquay town and surrounding beaches. Much improved by the current owner, it has been thoughtfully enhanced with numerous luxury upgrades and is presented to an outstanding standard throughout.

Step inside to discover a bright, welcoming hallway with stairs leading to the first floor. The lounge, featuring large front-facing windows, connects seamlessly to the rear kitchen-diner — a light-filled room boasting elegant solid wood parquet flooring that flows throughout the whole of the ground floor. The kitchen is a masterpiece of design and functionality, fitted with upgraded luxury quartz worktops and a comprehensive range of newly installed, top-quality integrated appliances, including an electric oven and gas hob, dish washer and fridge freezer. The space easily accommodates a family dining table, perfect for entertaining.

Adjacent to the kitchen is a practical utility area with additional storage cupboards, an integrated washing machine and a convenient cloakroom.

Upstairs, all three bedrooms are impeccably finished, with the largest featuring bespoke high-end 'Sumofallparts' wardrobes that offer generous storage with a refined touch of craftsmanship. The main bedroom also benefits from open views over Parc Mengleudh. Completing the first floor, the family bathroom is stylish and pristine, with modern tiling, a bath with shower overhead, and contemporary fixtures.

This home still benefits from the remainder of its NHBC warranty and features gas central heating powered by a combination boiler discreetly located in the utility room. Quality wooden windows complete the property's fine finish. The freehold management charge at Nansledan is approximately £250 annually.

Externally, the west-facing garden is private and enclosed, soaking up sunshine well into the evening. A raised patio leads down to a low-maintenance astro turf lawn, creating an ideal outdoor living space. Rear access into the garage is available, which benefits from power and lighting, alongside additional allocated parking to the side.

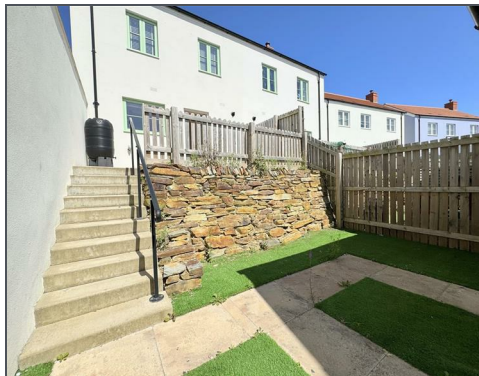
In summary, this beautifully appointed three-bedroom family home offers a harmonious blend of luxury, comfort, and style in one of Nansledan's most desirable locations. Its spacious living areas, premium fixtures, and elegant garden make it perfect for families or professionals seeking a refined yet practical home.

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Hallway  
1.91m x 1.70m (6'3 x 5'7)

Lounge  
4.14m x 3.73m (13'7 x 12'3)

Kitchen Diner  
3.38m x 3.20m (11'1 x 10'6)

Utility Area  
1.57m x 1.27m (5'2 x 4'2)

Cloakroom  
1.52m x 1.27m (5'0 x 4'2)

Bedroom 1  
4.04m x 2.77m (13'3 x 9'1)

Bedroom 2  
3.25m x 2.24m (10'8 x 7'4)

Bedroom 3  
2.44m x 2.21m (8'0 x 7'3)

Bathroom  
2.01m x 1.88m (6'7 x 6'2)

Garage  
5.87m x 2.84m (19'3 x 9'4)

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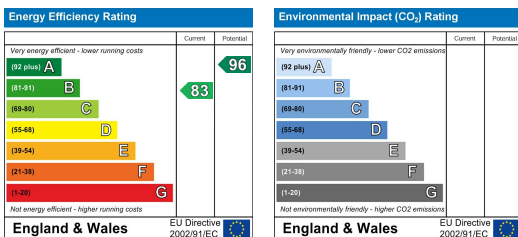
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FLOORPLAN:



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