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**46 Penhallow Road, Newquay TR7 3DA**

**£450,000**

A SUPERB THREE-BEDROOM SEMI-DETACHED FAMILY HOME IN A SOUGHT-AFTER COASTAL RESIDENTIAL LOCATION, WITH SEA VIEWS, DRIVEWAY PARKING AND NO ONWARD CHAIN. THE ACCOMMODATION IS SPACIOUS AND VERSATILE, INCLUDING A KITCHEN/DINER OPEN PLAN TO A SUN ROOM LEADING OUT TO A LARGE WESTERLY FACING SUN DECK AND PRIVATE ENCLOSED LAWNED GARDEN.

**PROPERTY TYPE:** House - Semi-Detached

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

**FEATURES:**

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- INCREDIBLE VIEWS OF PORTH ISLAND AND THE SEA
- IMPRESSIVE WESTERLY FACING DECK
- GENEROUS 39ft x 31ft GARDEN
- WALKING DISTANCE TO PORTH BEACH
- OPEN PLAN LIVING AREAS
- NO ONWARD CHAIN
- POTENTIAL TO EXTEND SUBJECT TO PLANNING/BUILDING REGS

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#### DESCRIPTION:

Welcome to Forty Six Penhallow Road, ideally located in the sought-after area of Porth, just a ten-minute walk from Porth Beach and with easy access to beautiful coastal walks towards Watergate Bay and Padstow. Newquay town centre is also within easy reach, offering a great choice of cafés, restaurants, shops and bars. Local schools include St Columb Minor Academy, Treviglas and Tretherras, all within easy walking distance, while a Co-op is around five minutes away on foot and Morrisons and Lidl are approximately a ten-minute drive.

The current owners have lovingly cared for the property, which offers spacious, well-presented and light-filled family friendly accommodation. A welcoming entrance hall leads to the main ground floor rooms and has stairs to the first floor with useful storage. At the rear of the property, the contemporary white gloss kitchen is a bright and inviting space, perfectly positioned to take full advantage of the gorgeous sea views. The kitchen offers a good range of modern units, an integrated dishwasher, space and plumbing for a washing machine, and a Range-style oven. A large larder cupboard provides excellent additional storage, with further space for a tumble dryer.

A particular highlight is the impressive sun room, which is open plan to the kitchen creating a wonderful sense of flow and making this a superb space for both modern family life and entertaining. With generous proportions, plenty of natural light and stunning sea views, there is ample room for a large dining table. There's direct access to the garden, seamlessly connecting the indoor and outdoor spaces and making this a truly versatile and appealing part of the home.

Two of the spacious double bedrooms are located on the ground floor, with one benefiting from built-in wardrobes, alongside a modern shower room. A cosy lounge enjoys lovely sea views and features a charming log burner, creating a warm and inviting space for relaxing.

Upstairs, a generous landing leads to a third double bedroom and a well-appointed family bathroom, complete with a bath, WC and wash basin. Further benefits include gas central heating and uPVC double glazing throughout.

Outside, a driveway to the front provides parking for up to three vehicles, complemented by a low-maintenance garden. To the rear, a generous enclosed garden offers an exceptional degree of privacy, with established shrubs and attractive planting creating a tranquil setting. A large decked area provides the perfect spot for outdoor dining, entertaining and family barbecues.

A rare opportunity to acquire a spacious and well-maintained family home in an exceptional coastal location, just moments from the beach. Offered with no onward chain.

Living Room  
4.11m x 3.81m (13'5" x 12'5" )

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Kitchen  
3.89m x 2.42m (12'9" x 7'11" )

Sun Room  
3.82m x 3.75m (12'6" x 12'3")

Bedroom 1  
3.29m x 3.25m (10'9" x 10'7" )

Bedroom 2  
2.87m x 2.61m (9'4" x 8'6")

Hallway  
3.73m x 2.40m (12'2" x 7'10")

Bedroom 3  
4.42m x 3.07m (14'6" x 10'0")

Bathroom  
3.32m x 2.62m (10'10" x 8'7")

Landing  
2.77m x 2.18m (9'1" x 7'1")

#### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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## FLOORPLAN:



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

  

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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