

CORNWALL ESTATES

PADSTOW



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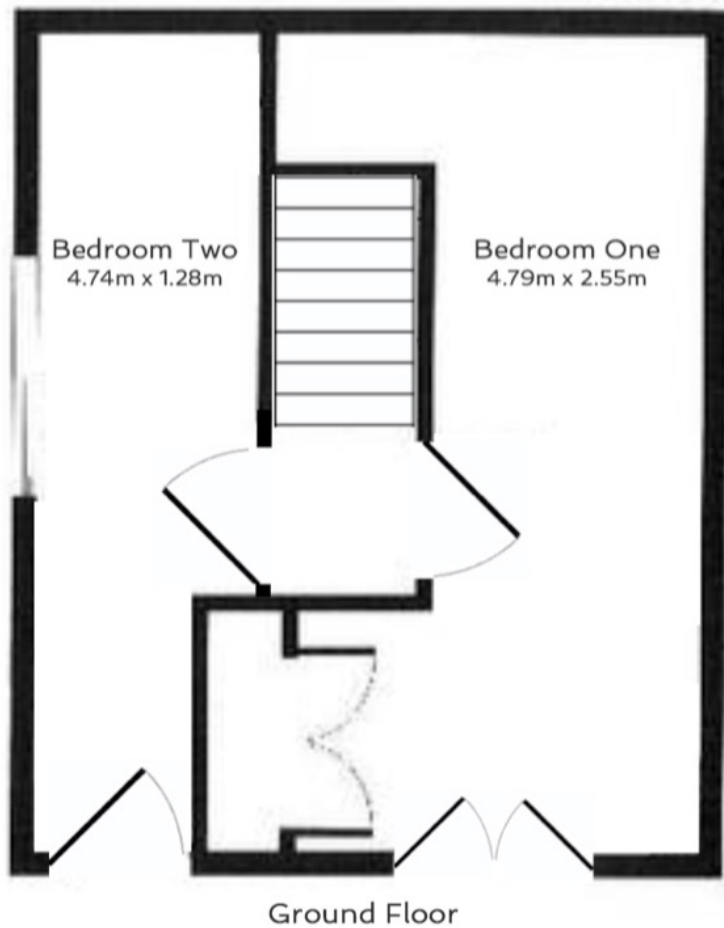
PADSTOW

Trecenan, Trenance,
Mawgan Porth, TR8 4BY

£375,000

- Detached, two bedrooms
- Sea views
- Decked terrace and balcony
- Parking
- Walking distance to the beach
- Ideal 'Bolt Hole'
- Light & bright interior





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Escape to the Cornish coast with Trecenan, a charming two-bedroom bolthole in the sought-after beachside village of Mawgan Porth.

Within walking distance of the beautiful sandy beach, this lovely retreat offers the perfect opportunity to enjoy everything this spectacular corner of Cornwall has to offer. Inside, the property has been designed with reverse-level living in mind, with the upper floor laid out as an open plan kitchen and living space which offers views of the coastline to the rear. A large balcony with sliding doors sits to the front of the home, and a bright, fully tiled bathroom with walk-in shower completes the first floor.

The ground floor houses two bedrooms, both with direct access to a large, decked seating area at the front of the home.

Mawgan Porth is perfectly positioned for exploring the North Cornwall coastline, with dramatic cliffs, coastal walks, surfing, beachside cafés and some of Cornwall's most popular destinations all within easy reach. Newquay, Padstow and Watergate Bay are nearby, while the Southwest Coast Path provides endless opportunities to explore on foot.



Trecenan is a wonderful sanctuary in a fantastic coastal location ready to enjoy whenever the urge for sea air, sandy toes and spectacular sunsets takes hold.

ENTRANCE

Double glazed French doors to;

OPEN PLAN LIVING / DINING ROOM AND KITCHEN

Kitchen. A range of base & wall units incorporating a large inset stainless-steel sink unit with mixer tap, built in fridge and freezer, dishwasher and washing machine. Built in oven, induction hob and stainless-steel extractor over. Velux window, recessed spotlights, tiled splashbacks.

Living/Dining. Wood flooring, recessed spotlights, radiator, access to loft space, television point, double glazed window to the rear affording far reaching sea views.

SHOWER ROOM

Shower enclosure, tiled walls, fitted wash hand basin with unit under, low level WC, shelving, Velux window.

Stairs down to ground floor;
HALL
Doors to;

BEDROOM ONE
Double glazed French doors to the front – opening onto the decked garden, recessed spotlights, built in wardrobe, radiator.

BEDROOM TWO
Glazed door to the front, radiator, double glazed window to the side, recessed spotlights.

OUTSIDE

BALCONY
Decked balcony leading off the sitting room.

GARDEN
Easy to maintain decked garden with built in seating, built in storage, and partly sheltered by the balcony above.

SERVICES / NOTES
Freehold. Council tax band A. Standard construction. Mains services. Gas central heating. Mobile coverage with all major providers. Standard broadband available. Parking for one vehicle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		









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