

13 Gwel Trebarwith

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Trebarwith Crescent,Newquay, TR7 1EB

Town centre Airport 6 miles Truro 13 miles

A stunning four bedroom townhouse, set within a gated clifftop development overlooking Great Western Beach. Freehold.

- Luxury gated new build development
- Open plan living areas
- Balconies with sea views
- 10 year warranty
- EPC rating B
- 4 bedroom terraced townhouse
- 4 bathrooms including 2 ensuites
- Private beach access
- Freehold
- Council tax band G

Guide Price £795,000

SITUATION

Re-imagined from its previous life as the site of Trebarwith Hotel, Gwel Trebarwith renews this forgotten corner of Newquay in tremendous fashion with a collection of new apartments and townhouses. Set within the heart of Cornwall's thriving hub of Newquay, Gwel Trebarwith is a centrally located prime development. A commanding location above Great Western beach sit 16 luxurious clifftop new homes boasting sensational sea views with the added exclusivity of private access to the beach.

Newquay offers the perfect mix of coastal beauty, outdoor adventure and relaxed lifestyle with its stunning beaches and famous surfing spots, it's a perfect place for anyone who enjoys being by the water. The town has a variety of cafes, restaurants, shops and schools plus an airport less than 6 miles from the town centre with flights to several UK cities as well as a number of international holiday destinations.







DESCRIPTION

A four bedroom terraced townhouse split over four floors, designed for adaptable modern living including four bedrooms, flexible living areas, family bathroom, two ensuites, shower room. utility room and plenty of additional practical storage. The versatile design provides you with a choice of layouts depending on your lifestyle and how the space would work best for you.

The top floor offers the perfect space for entertaining family and friends with a open plan kitchen, living and dining area with the added luxury of a balcony to enjoy the stunning sea views.

OUTSIDE

This home includes one allocated parking space situated to the rear of the property, within a secure parking area accessed via remote controlled security gates. The property is also complemented by three spacious balconies and an patio area, providing exceptional outdoor space for dining and enjoying the stunning coastal views.

KEY FEATURES

- Mayflower kitchen with fully integrated appliances
- Quartz stone worktops
- Qooker Flex boiling water tap
- Underfloor heating supplied by Air Source Heat Pump
- Mechanical Ventilation with Heat Recovery
- Flooring: Engineered oak flooring and porcelain tiling
- Private beach access to Great Western Beach
- Landscaped communal gardens
- Remote access vehicle gate and coded pedestrian gate

AGENT NOTES

Traditional construction
Management Company charges apply.
Some photos in these details may be from another near identical property within the development.

SERVICES

Mains drainage, water and electric
Air Source Heat Pump
Broadband speed up to 1800 Mbps. Mobile coverage from EE, O2, three and Vodaphone likely.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488.

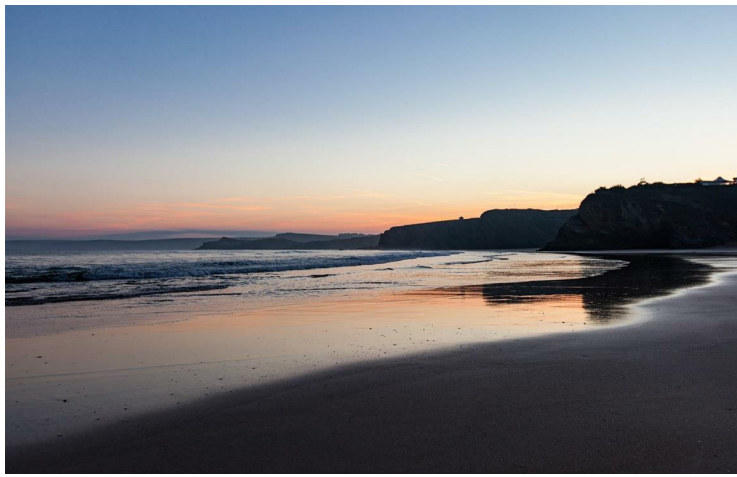
DIRECTIONS

The entrance to the development can be found off Trebarwith Crescent/Bothwick Road.

For exact location use What3words - ///grills.rotations.womanly

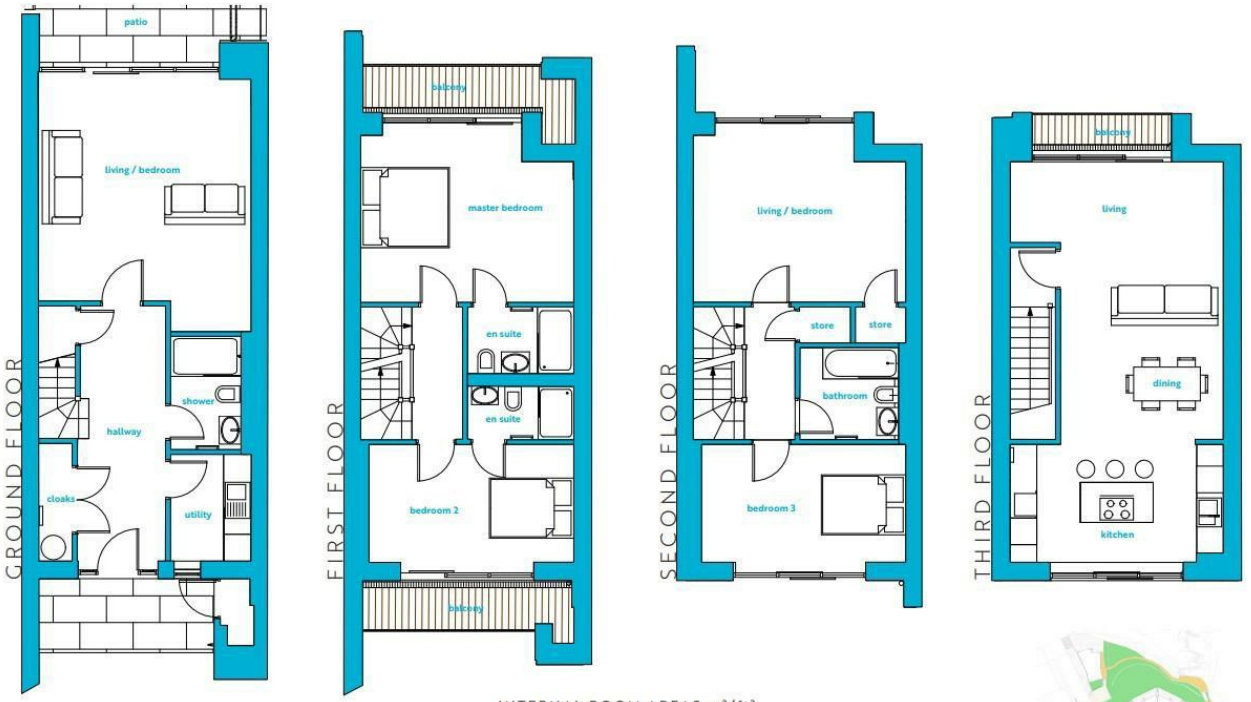






TOWNHOUSES 4 + 5

1981 ft² 184 m² | Leasehold | 4 | 4/5 | 1



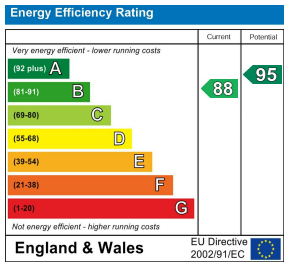
INTERNAL ROOM AREAS m²/ft²

HALLWAY	11.7	126	MASTER BEDROOM	18.3	196	BATHROOM	3.5	38
UTILITY	3.4	37	MASTER EN SUITE	2.4	26	LIVING/BED	19.3	208
SHOWER	2.7	29	BEDROOM 2	13	140	BEDROOM 3	13	140
CLOAKS	3.2	34	BEDROOM 2 EN SUITE	2.0	22	KITCHEN DINER	37.6	404



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



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