



PILKINGTON ESTATES

Ulalia Road, Newquay, Cornwall, TR7

Offers Over: £400,000

Freehold

Ulalia Road, Newquay, Cornwall, TR7

Introducing an impeccably crafted detached residence showcasing three generous double bedrooms, each complete with private ensuite's, meticulously constructed in 2019 with an emphasis on exquisite craftsmanship. Nestled in the heart of the sought-after location near the serene Tolcarne Beach, this exceptional property sets a new benchmark for coastal living in the delightful seaside town of Newquay.

Enter to discover a sprawling open-plan lounge, kitchen, and dining space that seamlessly marries contemporary sophistication with practical design. The ground floor also boasts a convenient downstairs W.C.

The property benefits from gas central heating and double-glazed windows ensuring a warm and energy-efficient home environment. Providing both secure parking and added storage space, the property features dual garages with electric doors for utmost convenience.

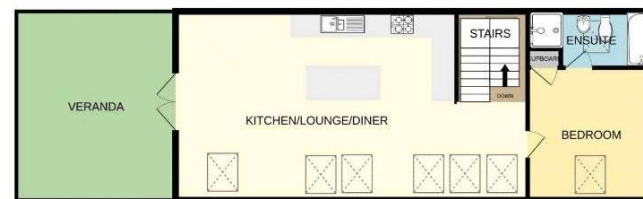
Beyond the confines of the home, ascend to the breathtaking roof terrace—a retreat for relaxation, social gatherings, and panoramic views of the surrounding landscape.

This home, still under warranty, epitomizes modern living at its most refined. With an impressive Energy Performance Certificate (EPC) rating of B 86, eco-consciousness and cost-effectiveness are integral to its design.

GROUND FLOOR



1ST FLOOR







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Pilkington Estates - Plymouth

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.