

3 Glendorgal Sands

PORTH



Jackie Stanley
ESTATE AGENTS





- **Fully Furnished Holiday Home with Fabulous Beach & Sea Views**
- **Direct Access to Porth Beach and South West Coast Path**
- **Three Bedrooms with Two En-Suite Shower Rooms**
- **Contemporary Living Space & Fully Equipped Kitchen**
- **Enclosed Garden & First Floor Balcony**
- **Allocated Parking Space**
- **Fully Furnished**
- **Currently a Very Successful Holiday Rental with Future Bookings in Place**

Boasting a prime front-line position with uninterrupted views of the Atlantic Ocean, Porth Island, and Porth Beach, 3 Glendorgal Sands is a stylish, low-maintenance holiday home set in a truly enviable location. Perched on a private headland, this modern property is just a short walk from the golden sands of both Lusty Glaze and Porth beaches. Part of a select development within the Glendorgal Estate, it enjoys the rare advantage of direct access to the South West Coast Path, placing some of Cornwall's most scenic walks right on your doorstep.

Inside, the home is beautifully presented with high-quality furnishings and a refined interior finish with designated parking just 25 metres from the front door. The

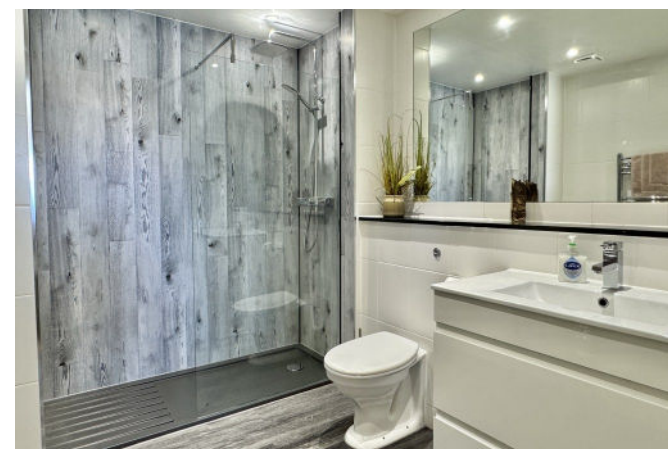
accommodation comprises a stunning first floor master suite with a luxurious en-suite shower room, private balcony and spectacular sea views taking in a swathe of dramatic Cornish coastline. A comfortable double bedroom with its own en-suite shower room complete the first floor space.

The ground floor has a single bedroom next to another shower room which also provides utility space for white goods. The kitchen area is compact yet superbly equipped with oak cabinets and drawers and marble work surfaces with views through the living area out to the sea and coastline. Integrated appliances include an electric oven, ceramic hob, fridge-freezer and dishwasher. The spacious lounge and dining area is designed for both comfort and style, featuring Caligari chairs and a Fama sofa— the perfect place to unwind after a day in the surf. Patio doors frame sweeping ocean views towards Watergate Bay and open onto a generous decked terrace, complete with a BBQ and outdoor seating, where you can savour the fresh sea air and unforgettable sunsets over the sea, Porth Island, and Porth Beach.

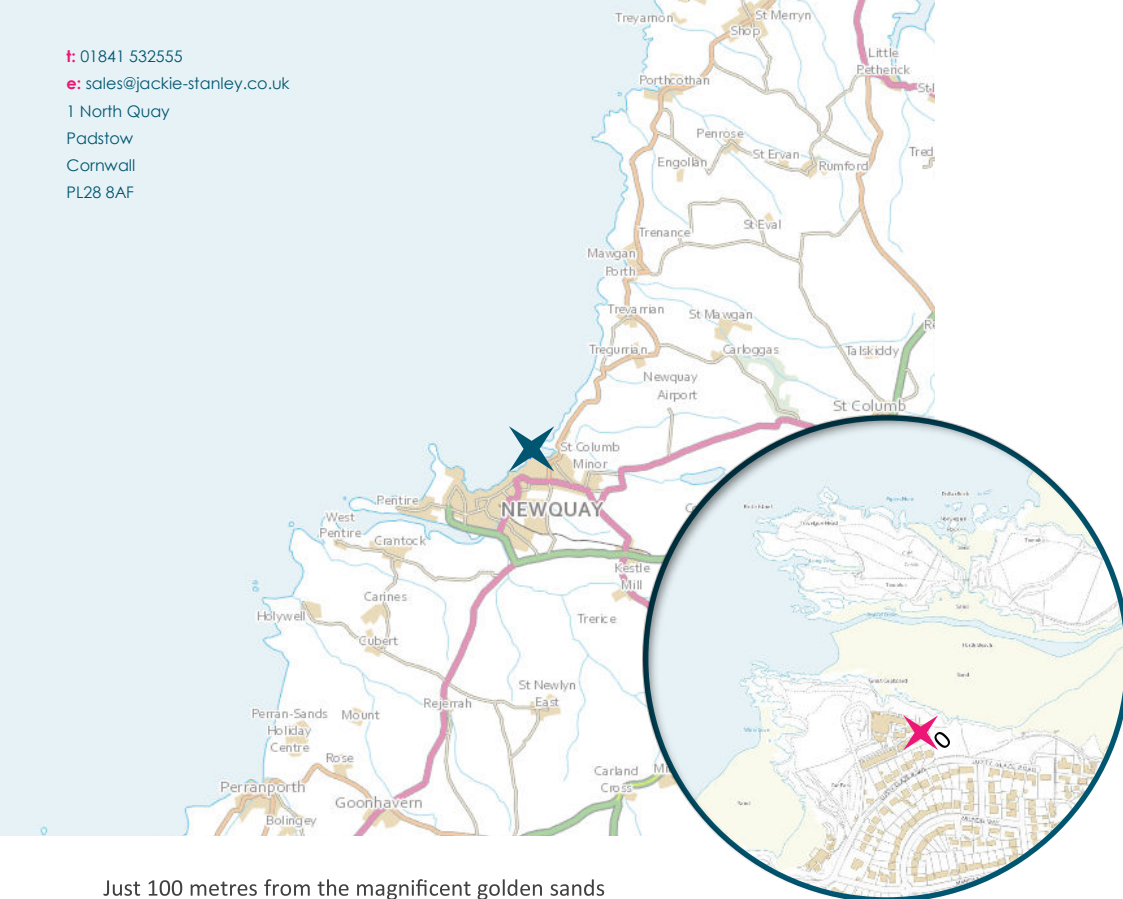
This is quite simply one of the most breathtakingly located holiday homes on the Cornish coast, where stylish comfort meets the magic of the sea.

Services to the property include mains gas, water, electricity and drainage. The property is subject to the remainder of a 999 year leasehold while a service charge, ground rent and buildings insurance of £2,584.33 per annum is applicable.

3 Glendorgal Sands, Porth, TR7 3AS
£395,000 Asking Price of



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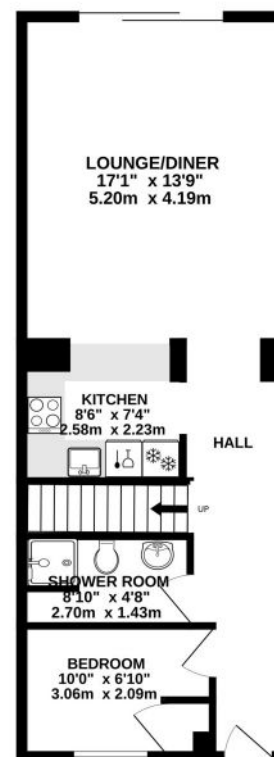


Just 100 metres from the magnificent golden sands of Porth and Lusty Glaze beaches, 3 Glendorgal Sands enjoys a truly exceptional location on the outskirts of Newquay. This spectacular stretch of coastline is designated as an Area of Outstanding Natural Beauty, yet the vibrant heart of the town – with its extensive choice of shops, restaurants, bars, and cafés – is only a ten-minute walk away. Newquay also offers a wealth of attractions, including a cinema, zoo, aquarium, aqua park, and boating lake, ensuring there is something for everyone. Just along the coast lies the renowned Watergate Bay, one of Cornwall’s most sought-after beach destinations, alive with activity and home to an extensive choice of eateries as well as an impressive array of water sports and adventure activities.

To find Glendorgal Sands, from the A39 head towards Newquay along the A3059 and onto Henver Road. Head straight over the double mini roundabouts and continue along Henver Road. As the road bends round to the left, turn right onto Lusty Glaze Road. Take the next left following the signs to Glendorgal, pass the Lusty Glaze carpark and take the entrance on the left to the Glendorgal Estate. The carpark can be found along on the right hand side. The postcode for satellite navigation is TR7 3AD. What3words: eats.limit.hospitals

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GROUND FLOOR
 524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
 527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1051 sq.ft. (97.6 sq.m.) approx.