Bond Oxborough Phillips

Changing Lifestyles

10 Gwelavon Close
Wadebridge
PL27 6BE

BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £339,500







10 Gwelavon Close ,Wadebridge, PL27 6BE

A Well-Presented Three-Bedroom Detached Family Home, Enjoying a South-Facing Garden, Integral Garage and Peaceful Cul-De-Sac Setting in Wadebridge.

- Three-Bedroom Detached Family Home
- Quiet Cul-De-Sac Location
- Spacious Living/Dining Room
- South-Facing Conservatory
- Separate Fitted Kitchen
- Principal Bedroom with En-Suite
- Private South-Facing Rear Garden
- Integral Single Garage with Conversion Potential (STPP)
- Private Off-Road Parking
- Elevated Views Across Wadebridge
- Ideal for First-Time Buyers & Families
- Council Banding - C
- EPC - TBC







Situated within a quiet cul-de-sac in the popular town of Wadebridge, 10 Gwelavon Close is a well-presented three-bedroom detached home offering spacious and versatile accommodation, a south-facing rear garden, private parking and an integral garage.

Ideally suited to first-time buyers, growing families or those looking for a comfortable family home, the property enjoys a peaceful residential setting whilst remaining conveniently positioned for the town's amenities.

Upon entering the property, you are welcomed into an entrance hallway providing access to the principal ground-floor accommodation. To the left is a separate kitchen, offering a practical layout with ample worktop and cupboard space, alongside a four-ring gas hob, integrated oven and space for additional white goods. Adjacent to the kitchen is the integral single garage, providing excellent storage and space for further appliances, with potential for conversion into additional living accommodation, subject to the necessary planning permissions and consents.

The spacious living/dining room is a particularly appealing feature of the home, offering generous space for both relaxing and entertaining. A gas fireplace creates a cosy focal point, whilst the south-facing windows allow plenty of natural light to fill the room. Leading from the living area is a delightful conservatory, providing an additional reception space with pleasant views over the rear garden and a lovely connection between indoor and outdoor living. A convenient ground-floor WC completes the accommodation on this level.

The first floor offers three bedrooms, including a generous principal bedroom enjoying lovely elevated views across Wadebridge. This room also benefits from built-in storage and its own en-suite shower room, complete with a shower, WC and wash hand basin. Two further bedrooms provide flexible accommodation for children, guests or those requiring a home office. Completing the first floor is a family bathroom, fitted with a bath and overhead shower, WC and wash hand basin.

Externally, the property enjoys a private, south-facing rear garden, predominantly laid to lawn and enclosed by fencing, creating a wonderful space for families, outdoor dining and enjoying the sunshine throughout the day. A garden shed positioned towards the bottom of the plot provides useful additional storage. To the front, the property benefits from private off-road parking, a further lawned garden area and access to the integral garage.

Gwelavon Close is a peaceful residential cul-de-sac with no through traffic, making it particularly appealing to families and those seeking a quieter setting. With Wadebridge town centre, local schools and everyday amenities within easy reach, the property offers an excellent balance of practical family living and convenience.

A viewing is highly recommended to appreciate the space, setting and potential this lovely detached home has to offer.

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The thriving market town of Wadebridge is one of North Cornwall's most desirable locations, offering a wonderful blend of countryside charm, coastal accessibility and everyday convenience. Situated alongside the picturesque River Camel, the town boasts a welcoming community and a vibrant town centre, with an excellent selection of independent shops, cafés, restaurants, traditional pubs and supermarkets, alongside well-regarded schools and leisure facilities.

Wadebridge is perhaps best known for the popular Camel Trail, providing scenic walking and cycling routes along the Camel Estuary towards Padstow and through the beautiful surrounding countryside towards Bodmin. The town is also ideally positioned for exploring some of North Cornwall's finest beaches and coastal destinations, including Rock, Polzeath, Daymer Bay and Port Isaac, all within a short drive.

Excellent transport links via the nearby A39 and A30 provide convenient access to the wider county, while Bodmin Parkway railway station offers mainline connections further afield.

Combining a lively town atmosphere with beautiful natural surroundings and easy access to the coast, Wadebridge offers an exceptional lifestyle for families, professionals and those looking to enjoy everything North Cornwall has to offer.









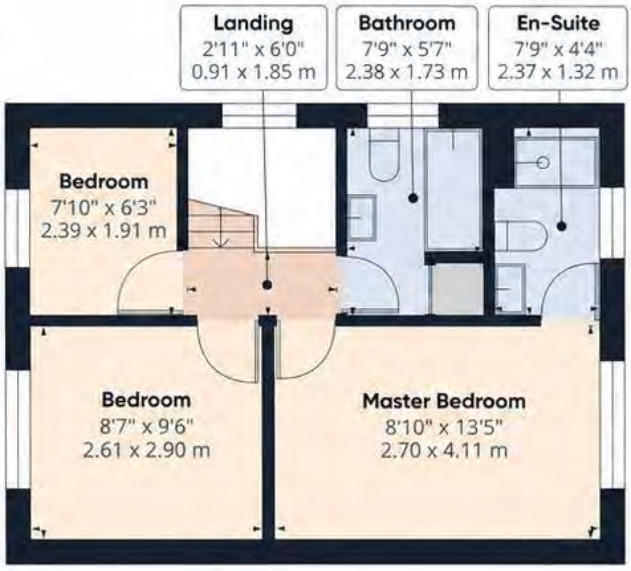


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Floor 0



Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will recieve a referal fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE
Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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