



Bond
Oxborough
Phillips

Changing Lifestyles

2 Gwel Mengleth

Wadebridge

PL27 6UU



OIEO - £550,000



Changing Lifestyles

01208 814055

2 Gwel Mengleth, Wadebridge, PL27 6UU



We are proud to showcase our latest property located in the hidden enclave of Gwel Mengleth. Boasting generous living space, sophisticated finishing, and exquisite views of..

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- Stunning views over Wadebridge
- Spacious Kitchen
- Practical Utility Room
- Private Rear Garden
- Off-Road Parking
- Popular Town Location
- EPC - D



We are proud to showcase our latest property located in the hidden enclave of Gwel Mengleth. Boasting generous living space, sophisticated finishing, and exquisite views of the Camel Estuary, this property is ideal for families seeking a home for life, those looking to upgrade their accommodation, or anyone wanting to be part of a vibrant community in one of the most sought-after areas of the county.

Upon entering the property, you will find yourself in a smartly-decorated landing. Stepping further in, you will find an open plan living area that includes a modern kitchen, roomy dining room, and ample living space - all bathed in plenty of natural light and perfect for entertaining family and friends. Accessible from the living room is a balcony that leads to the attractive garden. Also on the top level is the first bedroom and a toilet.

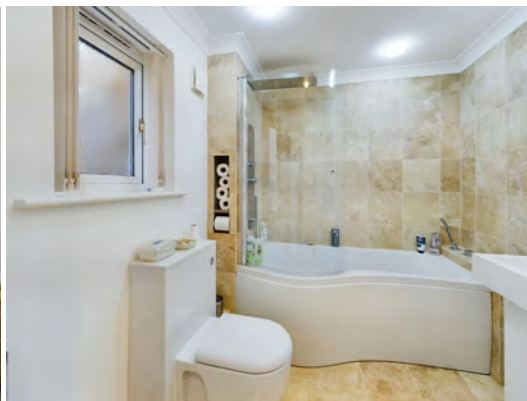


Going downstairs, you will be greeted by the capacious master bedroom with an en-suite shower room and toilet as well as doors opening to the garden. As we head down the hall we reach the third well finished bedroom. Across from the bedroom is a utility room with a storage area beneath the stairs. Further down the hallway is the fourth bedroom, also with doors that open to the garden. The bottom level houses the contemporary family bathroom.

This property also features a modern double garage, an impeccably-maintained garden, and several storage options. A visit is recommended to truly appreciate the breathtaking views and experience this house that can become your dream home.

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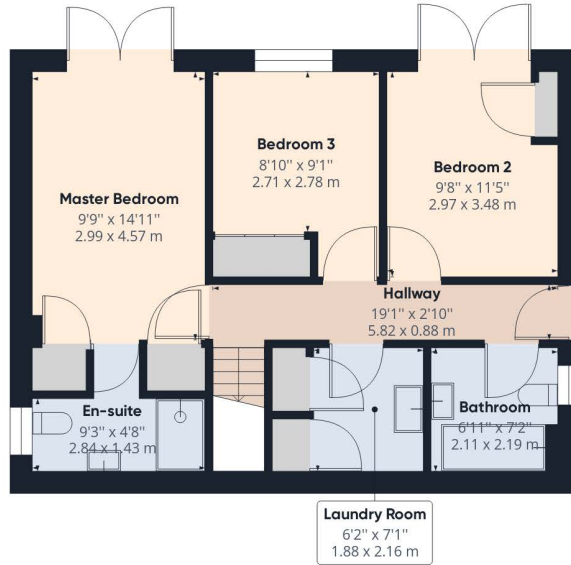
Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really does have everything you need. Wadebridge is the perfect place from which to explore the North Cornish countryside as well as being the gateway to the beautiful scenery and stunning beaches of Rock and Polzeath, both of which have excellent golfing facilities. The famous Camel Trail, a walk and cycle path that has replaced the old railway tracks from Bodmin to Padstow, runs through the town. You'll find attractive scenery and plenty of wildlife to be enjoyed along this riverside trail, a very pleasant, traffic free way to walk or cycle to Padstow and the coast, or inland through wooded valleys to Bodmin and the moor.



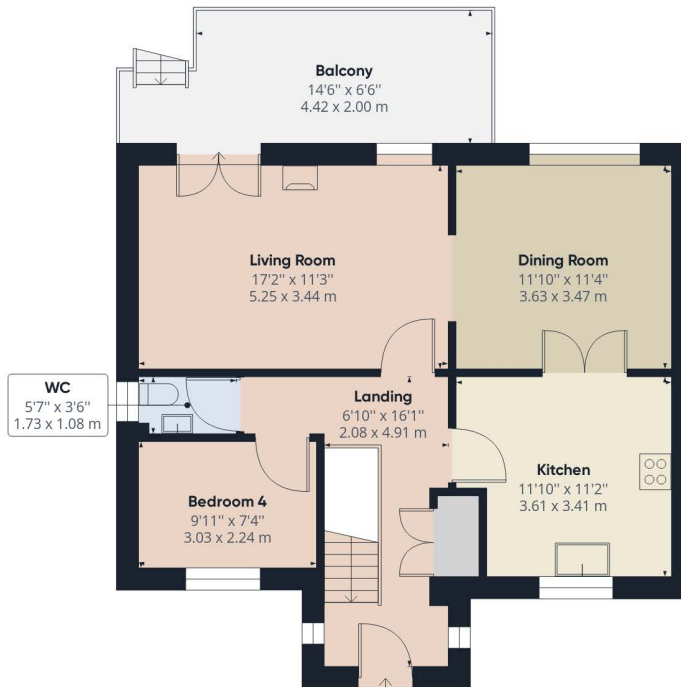
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor -1 Building 1



Floor 0 Building 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 receive a referral 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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.