



# All Island Property

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## **La Petite Maison, Rohais, St Peter Port.**



- **Three Double Bedrooms**
- **Large Enclosed Garden**
- **Parking**
- **TRP 100**
- **Double Glazed**
- **Spacious Accommodation**
- **Well Presented**
- **L.M.547**

"La Petite Maison" may look like an apt name for this well presented property, however don't be fooled! For the deceptive facade hides a house boasting three double bedrooms, a very large bathroom and a kitchen/diner which is well over 200 square feet and an approximately 90 foot south facing enclosed garden. The current owners have over recent years carried out a program of renovation, which includes rewiring and replumbing, new floors and new roof. A property which really has to be viewed internally to be fully appreciated.

**Comprises:** - Entrance hall, lounge, bathroom, kitchen/diner, 3 bedrooms. Garden & parking.

**£395,000 Negotiable**

Sole Agent

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# La Petite Maison, Rohais, St Peter Port, GY1 1FB.

## Accommodation

### ENTRANCE HALL:

5'4" x 3'9" uPVC semi glazed entrance door. Cupboard housing meter boards. Stairs to first floor. French doors as access to...



### LOUNGE:

16'1" x 15'7" Feature fireplace with multi fuel stove inset, brick surround and tiled hearth. Exposed beam to ceiling. Two windows, both with views to the front. Door as access to...

### INNER HALLWAY:

7'2" x 3'10" Doors as access to...

### BATHROOM:

11'9" x 7' Three piece bathroom suite comprising of a low level w.c., pedestal wash hand basin and a panelled bath with shower above. Tiles to all wall areas. Cupboard to corner housing pressurised water system. One window with views to the rear.



### KITCHEN/DINER:

19'1" x 11'6" (Ave) Fitted kitchen comprising of a range of base and wall units in a cream finish, granite effect laminated work surfaces incorporating a single bowl sink and drainer. Appliances include a Creda double oven with four ring hob over. Open access to dining area. Two windows, one with views to the side and one with views to the rear. Door as access to rear/side and french doors as access to the rear garden.



### FIRST FLOOR LANDING:

16'5" x 5'7" (Max) Window with views to the front. Staircase to second floor. Doors leading to...



### **BEDROOM 1:**

**16'4" x 13'3" (Max)** Two windows with views to the rear.

### **BEDROOM 2:**

**10'1" x 10'4"** Two windows with views to the front.



### **SECOND FLOOR:**



### **BEDROOM 3:**

**16'5" x 13'5" (Into bays)** Sloped ceilings with recess spotlights. Two Velux windows with views to the rear. Doors as access to under eaves storage either side of room.

### **OUTSIDE:**

**Front:** An area laid in concrete allowing parking for two cars.

**Rear:** The south facing rear garden is divided into three sections, directly adjacent to the rear of the property is an area mainly laid in decorative gravel, up one step on to an area laid with patio slabs, then onto a large lawned area with flower beds laid to certain sections. The rear garden is bordered by a combination of timber fencing and mature hedging.



### **SERVICES:**

### **NOTE:**

### **VIEWING:**

### **POSSESSION:**

### **INCLUDED IN SALE:**

### **Perry's Guide 16C4**

Mains electricity & water. Main drain. Economy 12 heating.

Permission in principle exists to erect a conservatory to the rear.

Strictly through ourselves All Island Property the Vendors Agents.

By arrangement.

Carpets/flooring, light fittings and blinds.

**Please Note:** Whilst care is taken in setting out these details we do not guarantee their accuracy nor do they form a contract or part thereof.