



All Island Property

Estate Agents . Valuers . Property Consultants

Le Marcherie, Deane Clos, Route De Carteret, Castel



- **Three Bedrooms**
- **Select Clos**
- **Parking For Several Cars**
- **L.M. 554**
- **Short Stroll to Cobo Village**
- **Nicely Presented**
- **Enclosed Rear Garden**
- **TRP 150**

Very Rarely does a property come on the market on this select clos. Situated just a short stroll from Cobo village and bays, the property is nicely presented and benefits from good parking, garage and low maintenance enclosed south west facing garden. Early viewing of this highly sought after property is highly recommended,

Comprises: - Entrance hall, bathroom, separate wc., kitchen, lounge/dining area, landing/study, 3 bedrooms, garage, garden workshop.

£450,000
SOLE AGENT

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Accommodation

ENTRANCE HALL:

5'5 x 4'5 Part glazed uPVC entrance door. Amtico flooring. Louvre door as access to cloaks cupboard and doors leading to

SEPARATE W.C.

6' x 3' Fitted with a low level w.c. and white half round wash hand basin with tiled splash back. Amtico flooring. One window to the side.

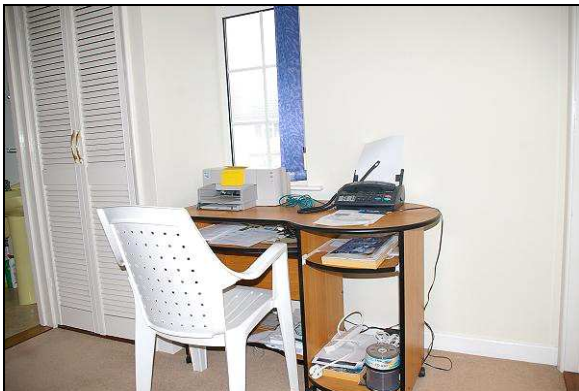


KITCHEN:

12'8 x 8'9 Fully fitted kitchen with breakfast bar comprising of a range of wall and base units in beach with blue trims and granite effect work surfaces with 1 ½ bowl stainless steel sink inset. Ceramic tiling between wall and base units. Appliances include an intergrated stainless steel oven with four ring gas hob above and Frankie stainless steel canopy over, Ariston integrated dishwasher and fridge freezer. Amtico Flooring, fully Georgian glazed door and side screen as access to rear garden, Georgian glazed French doors as access to

LOUNGE/DINING AREA:

19'3 x 13'6 Feature fire place built in blue and pink granite with hardwood mantle over and multi fuel stove inset. Amtico flooring. Hardwood staircase to first floor. Feature box window with a view to the side. Full length fixed light with a view to the rear. French doors with side lights with a view and access to the front garden.



LANDING/STUDY:

9'2 x 6'7 Access to loft space above. Louvre fronted airing cupboard housing hot water cylinder with slated shelving over. Space and telephone point for study area. Doors leading to

BEDROOM 1:

12' x 8'7 Built in louvre fronted wardrobes. One window with a view to the side.





BEDROOM 2:

10' x 10' + 2'7 x 2'7 Built in louvre fronted wardrobes. One window with a view to the front .

BEDROOM 3:

8'11 x 7' One window with a view to the side.

BATHROOM:

6'6 x 5'6 Fitted with a three piece suite comprising of a tile panelled bath with mixer tap and shower adapter, low level flush w.c. and pedestal wash hand basin. Ceramic tiling over bath. One window to the side.



GARAGE:

17'11 x 9'10 Block built with fibre glass remote operated garage door. Glazed uPVC with fixed light to the side. Appliances include a Creda tumble dryer, Zanussi washing machine and Boulter oil-fired central heating boiler. Electricity fuse board, power and lighting.

OUTSIDE:

Front: The property is approached onto a tarmac drive which provides access to the garage and parking for two cars. The front garden is mainly laid to lawn with borders planted with a variety of trees and shrubs. A separate driveway leads down the other side of the property which provides parking for a further three cars. An arched gateway in a high rendered wall provides access to the

Rear: An enclosed south west facing garden mainly paved with planted and raised borders stocked with a variety of trees and shrubs. To one side stands a block and timber workshop 7'5 x 6'8 with glazed door and front. Electric's and lighting. To the centre of the garden is a recessed jacuzzi.



SERVICES:

Mains electricity, water, oil-fired central heating and main drain.

VIEWING:

Strictly through ourselves All Island Property the Vendors Agents.

POSSESSION:

By arrangement. **INCLUDED IN SALE:** Carpets, curtains and light fittings.

Perry's Guide 8B4

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.