



All Island Property

Estate Agents . Valuers . Property Consultants

Baan Sabai, Vale Road, St Sampsons.



- Two bedroomed maisonette
- Parking
- Central heating
- L.M.559
- Garden
- Convenient location
- Double glazed
- TRP 70

This modern, purpose built, two bedroom maisonette is conveniently situated between St Peter Port and the Bridge shopping centres. Immaculately presented throughout with its own entrance, the property benefits from good parking and enclosed gardens. Spread over two floors the accommodation is spacious and light with the kitchen/lounge and a second bedroom on the first floor and master bedroom and a stylish three piece bathroom on the second floor. An ideal first home.

Comprises: - Entrance lobby, living room/kitchen, 2 bedrooms, bathroom, garden & parking.

£260,000

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Accommodation

ENTRANCE LOBBY: PVCu front entrance door with fixed light over. Staircase to first floor.

LANDING: 12'5 x 3'2 Radiator. Window with a view to the front. Staircase to second floor. Doors leading to...

LIVING ROOM/KITCHEN:

15' x 12'8 Fitted with a range of light wood wall and base units with grey work surfaces incorporating a one and a half bowl single drainer stainless steel sink with mixer tap. Ceramic tiling between wall and base units. Appliances include a Firenzi oven and four ring hob with extractor fan over, integrated dishwasher and Vokera gas fired central heating boiler. Radiator. Wood laminate floor. Down lighters. Window with a view to side. Two windows with views to the rear



BEDROOM 2/STUDY: 7'8 x 8'3 Window with a view to the front. Radiator.

SECOND FLOOR LANDING: Doors leading to...



BEDROOM 1:

13'11 x 10'10 (max) Built in storage cupboards into eaves. Radiator. Access to under eaves storage. Velux window with a view to the rear.

BATHROOM:

6'8 x 5'8 Fitted with a white three piece suite comprising of a panelled bath with shower fittings, pedestal wash hand basin with mirror, light/shaver point and ceramic tiling over, and low flush wc. Partly tiled walls. Velux window to rear. Down lighters. Radiator.



OUTSIDE:

The property is approached over a tarmac drive down the side of the property to the tarmac parking area at the rear, which provides parking for 2-3 cars. The rear garden is enclosed by a combination of low height rendered walls, timber fencing and is laid with timber decking. There is also an outside tap, lighting and electricity. A timber garden shed stands on a separate area of paving adjacent to the parking area.



SERVICES:

Mains electricity, water, and main drain. Gas fired central heating.

VIEWING:

Strictly through ourselves All Island Property the Vendors Agents.

POSSESSION:

By arrangement.

INCLUDED IN SALE:

Carpets, curtains, light fittings and appliances as listed.

Perry's Guide: 10 D5

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.