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Pierre Samson

Perry's: 8A4

TRP: 129

Parish: Castel

Price: £469,000



A superb semi-detached 2 bedroom Guernsey Cottage situated in a quiet off road location close to the beautiful beach of Cobo and the various retail shops.

Recently renovated to a high standard, the interior design is contemporary with well appointed rooms. The property stands on a good size plot with front lawn gardens, rear courtyard, ample parking and a double garage which has approved plans to convert the double garage into a family dower unit.

Accommodation comprises:- Entrance Lobby. Living/Dining Room. Kitchen/Diner. 2 Bedrooms. Bathroom. Double Garage. Parking and Gardens

- Great west coast location
- Scope to extend
- Large garden and parking
- Completely renovated throughout
- Immaculately presented



Open plan entrance - living room



Bedroom 2 (ground floor)



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Upvc obscure half glazed door to:-

ENTRANCE LOBBY

Under stairs door cupboard housing electrics with good size storage space. Arched opening into:-

LIVING ROOM 4.53m (14'10") max x 4.48m (14'8") max

Twin Upvc sash windows with curtains views to front. Feature granite exposed fireplace with polished granite hearth and inset multi-fuel stove. Shelved alcoves either side. Recessed lights. TV/Sat/Phone points. Radiator. Sliding half glazed door into kitchen. Door to:-

BEDROOM 2 4.49m (14'9") max x 3.50m (11'6") max incl recess

Twin Upvc sash windows to front and side views. Radiator. Carpet. Recessed ceiling lights. TV/Phone points.

KITCHEN/DINER 6.89m (22'7") x 1.76m (5'9")

Upvc windows to front and side with blinds. Fully fitted range of gloss white floor and wall units with worktops over incorporating an acrylic 1 1/2 bowl sink unit with mixer tap over. Tiled splash backs. Radiator. Ceramic tiled flooring. Recessed ceiling lights. Breakfast bar with plumbing for washing machine and tumble dryer underneath. Appliances include Stainless steel oven/grill unit. Zanussi halogen 4 ring hob and extractor fan. Indesit dishwasher. Indesit fridge/freezer. Glazed French doors to rear patio.

NB Permission has been approved to convert the existing double garage to a family dower unit which will be connected via the kitchen. (Plans can be seen for more information).



Kitchen diner





REAR LOBBY

Staircase up to first floor with door to cupboard. Door to:-

FAMILY BATHROOM 2.23m (7'4") x 1.71m (5'7")

Upvc obscure glazed window to rear. 3 piece suite in white comprising curved panel bath with shower and side glazed screen. Vanity unit with inset sink, cupboards under and over with mirror. Recessed lighting and shaver point over. WC with concealed cistern. Fully tiled walls with mosaic pattern surround. Ceramic tiled flooring. Recessed ceiling lights. Vent Axia fan.

MASTER BEDROOM 4.45m (14'7") max x 4.41m (14'6") max

Upvc dormer window with glazed sides, views to front. Radiator. TV/Phone point. Carpet. Recessed ceiling lights. Inset display alcoves. Door to wardrobe.



Family bathroom





EXTERIOR

FRONT

The property is approached from the lane onto a gravelled driveway leading to the double garage. To the front of the property there is a right of access to the attached property. There is ample parking. The front garden is mainly laid to lawn with bounded mature Shrubs/trees and garden shed.

SIDE

Pathway leads onto the side garage door and rear patio courtyard.

REAR COURTYARD

Low maintenance in design patio courtyard with block work store housing the pressurised electric central heating boiler. Planted border. Bounded by rendered walls. Outside tap.

DOUBLE GARAGE 5.65m (18'6") x 5.06m (16'7")

Up and over door with good storage space.

NB:- As previously mentioned there is permission to convert this space to a 1 bedroom family dower unit, linking it with the kitchen in the cottage.

Services:

Mains Electricity, water, drains, electric central heating. Upvc double glazed windows and doors.

Included in the Sale:

All fitted floor coverings, curtains, blinds, light fittings, all fitted units and appliances as listed.



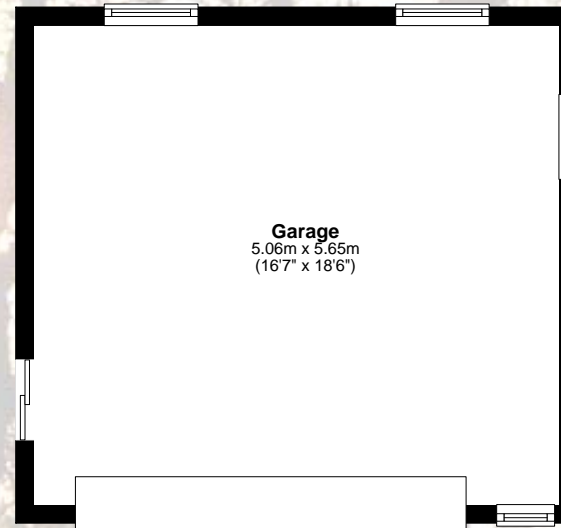
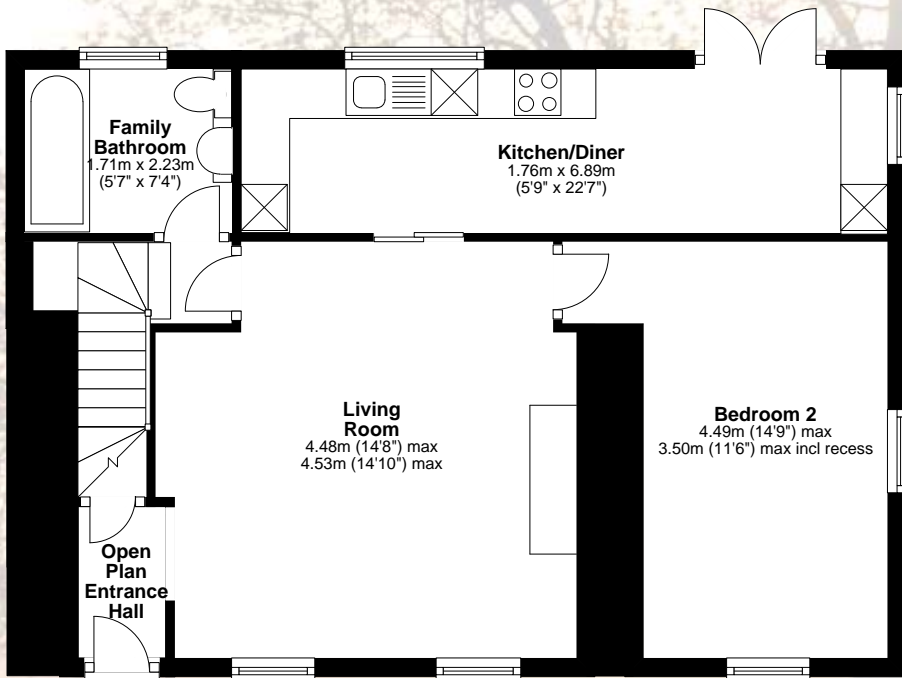
Master bedroom



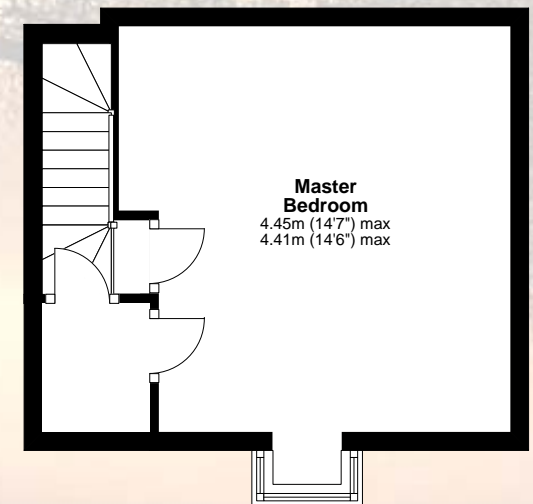
Garage - parking & turning point



Ground Floor
Approx. 80.7 sq. metres (868.2 sq. feet)



First Floor
Approx. 14.3 sq. metres (154.3 sq. feet)



Viewing is strictly by appointment with Inspired Estate Agents Ltd.
This document has been created as a guide to the property's particulars. It is not part of any contract. Every effort has been taken to ensure the details included herein are correct but we cannot guarantee their accuracy.
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