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Sollasi

Perry's 16 D2

TRP: 142

Parish: St Peter Port

Price: 420,000



Now and then a little gem of a property comes onto the market "Sollasi" is that gem, the current owners with love, care and attention to detail have produced a superb family home offering well appointed living accommodation and beautiful lawn rear gardens. The property is priced to sell so early viewing is recommended. Situated on the outskirts of St Peter Port.

Accommodation comprises:- Entrance Hall. Living Room. Kitchen/Breakfast Room. 3 Bedrooms. Conservatory. Garage, Parking and Gardens.

• Well appointed living acc

• 3 Bedrooms

• Garage and parking

• Good size rear garden

• Outskirts of St Peter Port



Entrance hallway



Family bathroom

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Upvc obscure lead pattern glazed door into:-

ENTRANCE HALL

Staircase up to first floor with understairs cupboard housing the pressurised boiler and heating controls. Ceramic tiled flooring. Radiator. Cupboard housing electrics. Doors off to:-

CLOAK/UTILITY ROOM 2.22m (7'4") x 0.90m (2'11")

2 piece suite in white comprising wall basin and WC. Ceramic tiled flooring. Hotpoint Aquarius washing machine and Hotpoint Ultima Condenser.

LIVING ROOM 5.09m (16'8") max x 4.77m (15'8") max

Upvc twin windows with blinds and curtains overlooking front garden. Feature fireplace in carved wood / mosaic tiled surround with inset stove. Wall light. Recessed ceiling lights. TV/ Sat/Phone points. Ceramic tiled flooring. Radiator.

FAMILY BATH/SHOWER ROOM 2.86m (9'5") x 1.99m (6'6")

4 piece suite in white comprising a corner panel bath, walk-in glazed corner shower unit with power shower over. Vanity unit with inset hand basin and storage under, mirror and shaver / light point over. WC with concealed cistern. Heated towel rail. Fully tiled walls and mosaic pattern surround. Ceramic tiled flooring. Recessed ceiling lights. Vent-Axia fan.

MASTER BEDROOM 4.08m (13'5") max x 3.86m (12'8") max

Upvc twin windows with blinds overlooking rear garden. Radiator. Wood flooring. Sat/TV point. Access to loft area.

KITCHEN/BREAKFAST ROOM 3.96m (13') x 3.66m (12') excl door recess

Upvc sash window with blinds overlooking rear garden. Fully fitted light oak wall and floor units with worktops over incorporating a 1 1/2 bowl Belfast sink design with mixer tap over. Tiled splashbacks. Radiator. Recessed ceiling lighting. Central island with open cupboard under. Breakfast bar. Appliances include Neff halogen hob. Extractor fan. Double oven and Grill unit. Neff fridge /freezer. Open plan into.

CONSERVATORY 3.99m (13'1") x 2.81m (9'3")

Glazed surround with lead pattern insets. Patio door to Pergola seating area and lawn garden beyond. Ceramic tiled flooring. TV/Sat points. Seating area with built-in storage cupboard. Wall lights.



Master bedroom



Kitchen - breakfast room



Back to Entrance hall, staircase up to:-

LANDING

Carpet. Door to built-in wardrobe. Doors off to:-

BEDROOM 2 3.38m (11'1") x 3.36m (11')

Velux windows with blinds to rear. Radiator. Wood flooring. Ceiling spot lights. Under eaves storage. TV point.

BEDROOM 3 3.38m (11'1") x 3.36m (11')

Velux windows with blinds to rear. Radiator. Wood flooring. Ceiling spot lights. Under eaves storage. TV point.



Conservatory



Bedroom 2



EXTERIOR

FRONT

The property is approached from the road over a private pedestrian pathway to the front. Garden mostly laid to gravel bounded by mature hedging. To the side there is a tarmac driveway that leads onto the properties garage and allocated parking space with visitors parking as well.

REAR

Pergola seating area with decking and wooden rail surround. Outside lights. The rear garden is laid to lawn, bounded by mature hedging and larchlap fencing, a superb area to entertain family and friends over the bbq. Access to the rear of the garage is by way of a Upvc half glazed door. Outside tap. Small wooden gate leads to the side with a rural aspect beyond.

GARAGE

Up and over door, with power and lighting. Good storage space above.

Services:

Mains Electricity, water, drains, oil 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.

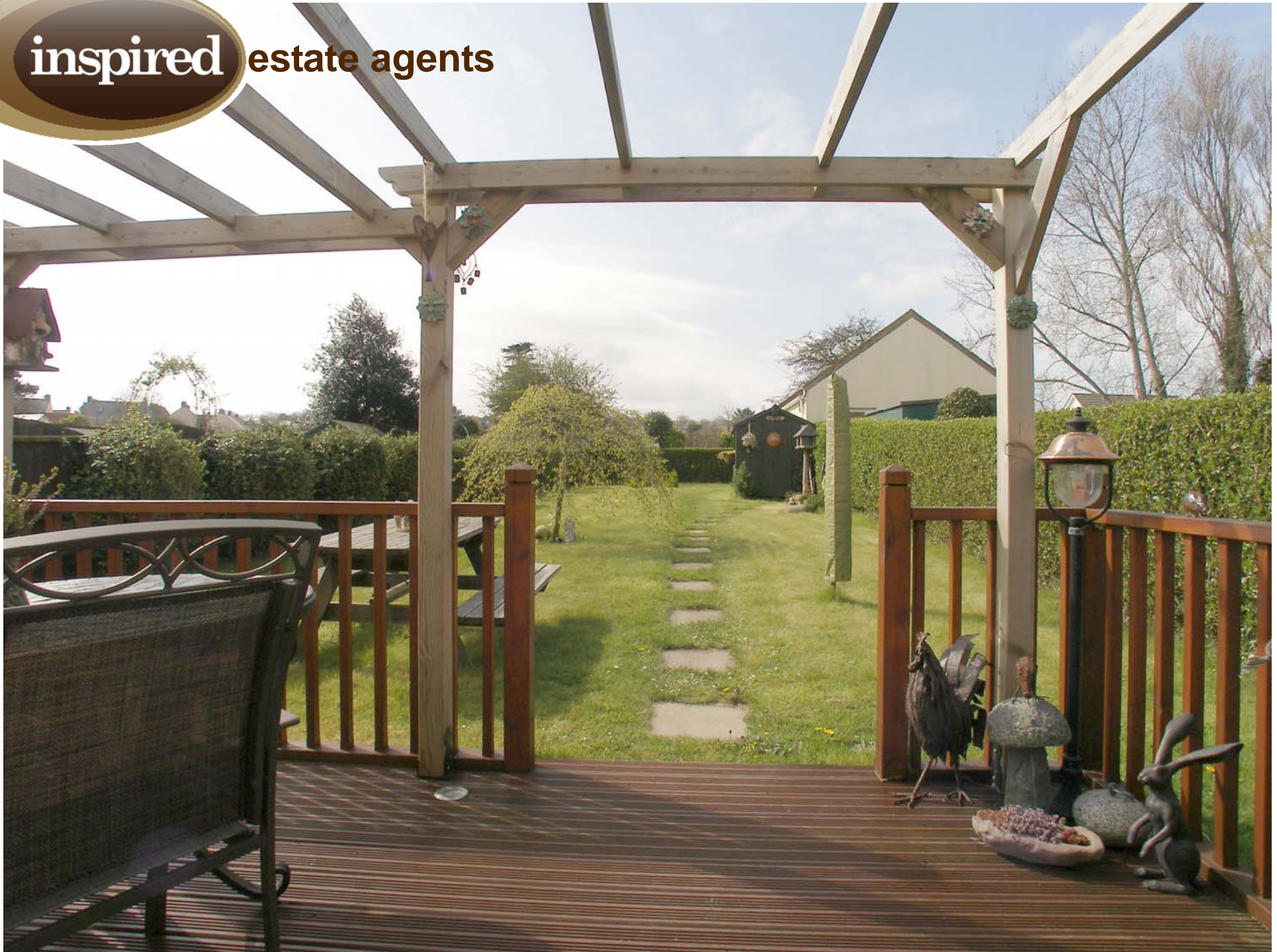


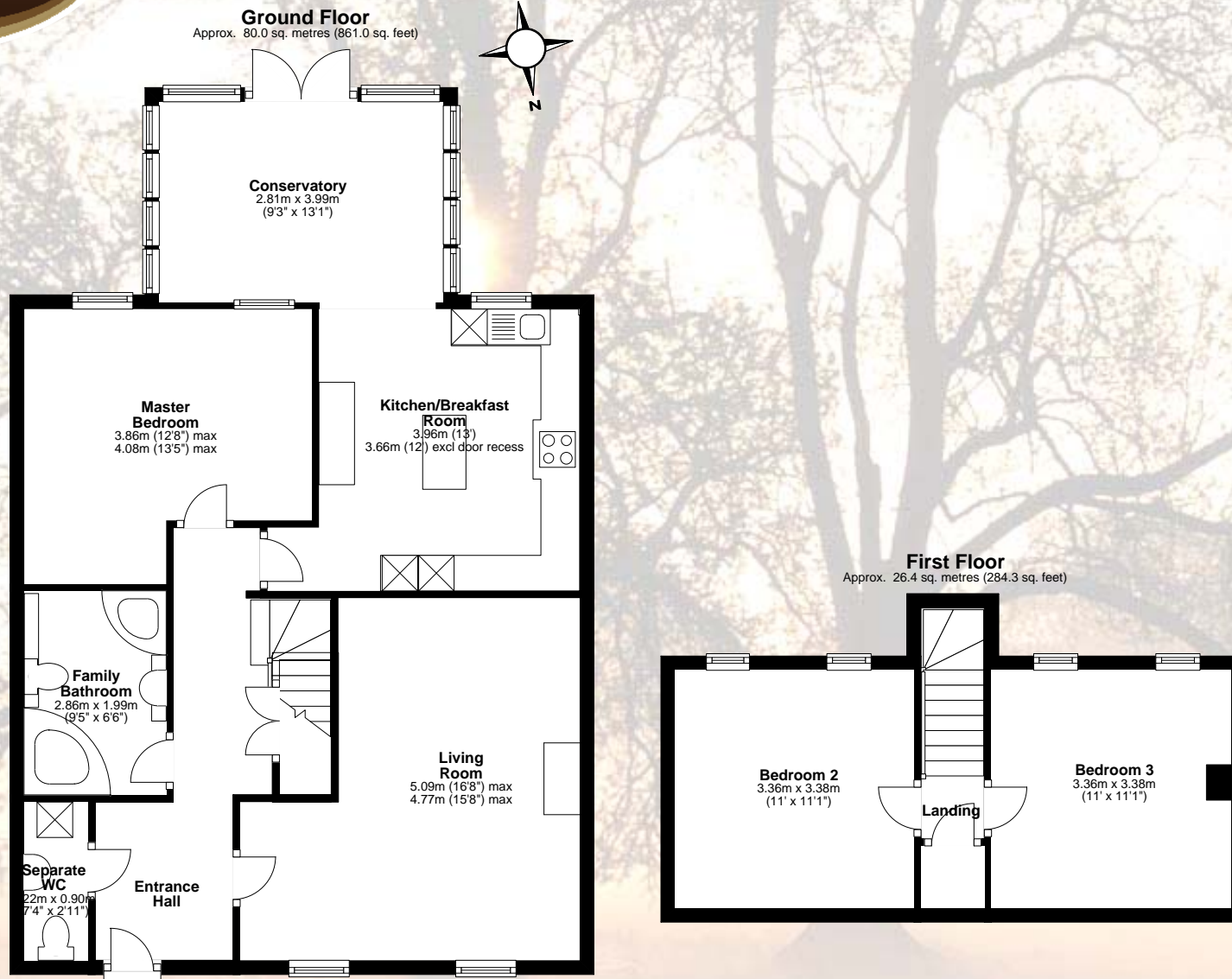
Bedroom 3



Parking and garages

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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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