

Saint Michel

Castel

£495,000

LM 378 // TRP 139



Clos Du Beauvoir, Rue Cohu, Castel

“Saint Michel” is a spacious family home, situated on a popular clos, within walking distance to Saumarez Park. The property offers four bedrooms, kitchen, handy utility and a good-sized lounge/diner. To the front of the property is a small lawned garden and a driveway, which provides parking for two vehicles and to the rear is a low maintenance patio garden, perfect for “al-fresco” dining.

Accommodation Entrance hall, kitchen, utility, wc, lounge/diner, four bedrooms, en-suite bathroom and shower room. **Perry's 15 H/2**



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Accommodation

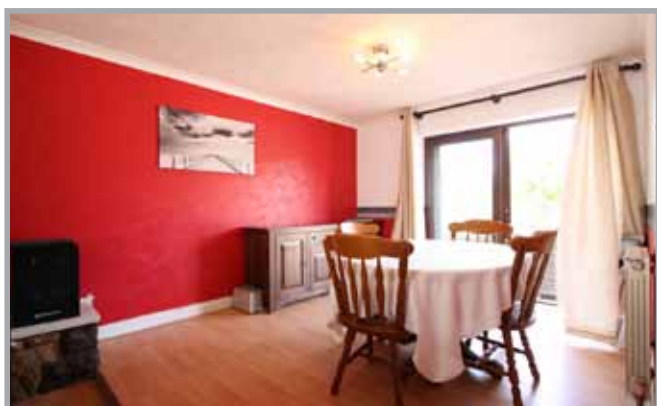
Entrance Hall - 12'8" x 5'9" uPVC wood effect entrance door. Stairs to first floor. Doors to lounge/diner, kitchen and bedroom two.

Bedroom Two - 11'9" x 10' Window to front. Door to en-suite bathroom.

En-Suite Bathroom - 9'9" x 4'5" Fitted with a three piece suite comprising of a large corner bath, wash hand basin and wc. Fully tiled walls.

Lounge/Diner - 23'1" (max) x 13'5" narrowing to 9'7" Window to front. Sliding doors to rear. Large feature granite fireplace currently housing an electric fire.

Kitchen - 9'9" x 9'8" Window to rear. Fitted with a range of wall and base units with granite effect non-scratch worksurfaces over incorporating a stainless steel sink and drainer unit. Appliances to include a stainless steel Hotpoint oven/grill, hob, Hotpoint extractor and Hotpoint dishwasher. Tiled splashbacks. Tiled flooring. Door to utility.



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Accommodation

Utility - 6'7" x 5'8" Window to rear. Fitted wall and base units with granite effect non-scratch worksurface over. Appliances to include an Indesit washing machine and Indesit tumble dryer. Tiled splashbacks. Door to:

Separate WC - Window to rear. Comprising of a wc and wash hand basin.

First Floor Landing - Doors to shower room, bedrooms one, three and four.

Shower Room - 6'8" x 5'9" Obscure glazed window to rear. Three piece suite comprising of a shower unit, wc and wash hand basin. Tiled flooring.

Bedroom One - 12'8" x 9'9" Large window to front.

Bedroom Three - 11' x 10' Large window to rear overlooking rural landscape.

Bedroom Four - 9'7"(min) x 6'9" (L shaped) Window to front. Large storage cupboard.



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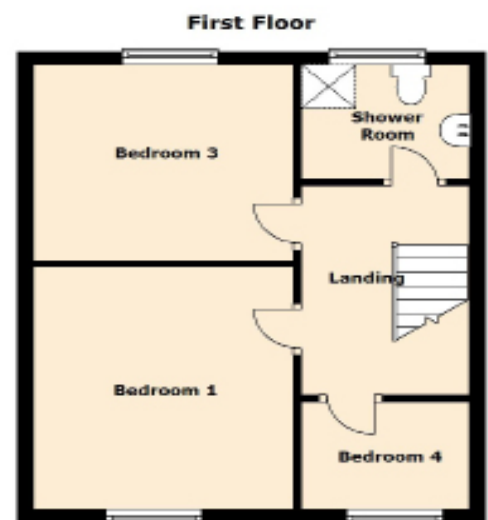
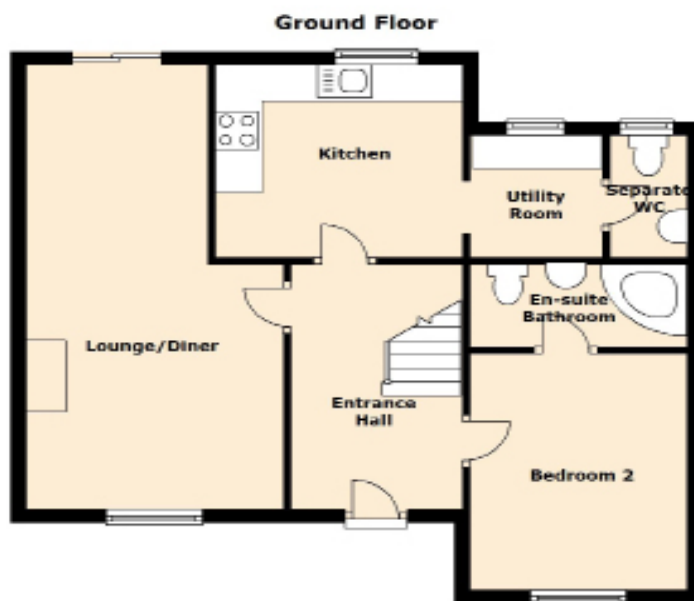
Exterior

Front - The property is approached via a clos road. At the front is a tarmac driveway, which provides parking for two vehicles. To the side of the driveway is a low maintenance lawned garden, bound by low level shrubs.

Rear - To the rear of the property is a patio area with a decked section perfect for "al-fresco" dining and entertaining. Small lawned area. Wooden garden shed.



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Possession: By arrangement.

Services: Mains water, electricity and drainage.
Oil fired central heating.

Price: £495,000 to include the fitted carpets, the curtains and blinds as hung, the fitted light fittings and the appliances as mentioned in these property details.

For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Sarnia Estate Agents Limited.

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