

SOLE
AGENT



5 Carmel Cottages

La Rue Cauchez, St Martin's, GY4 6PE

 x3  x1 PERRYS 24 C4 TRP 82

- Terraced cottage
- St Martin's location
- Immaculately presented
- Three bedrooms

- Parking for one
- Open-plan arrangement

£440,000

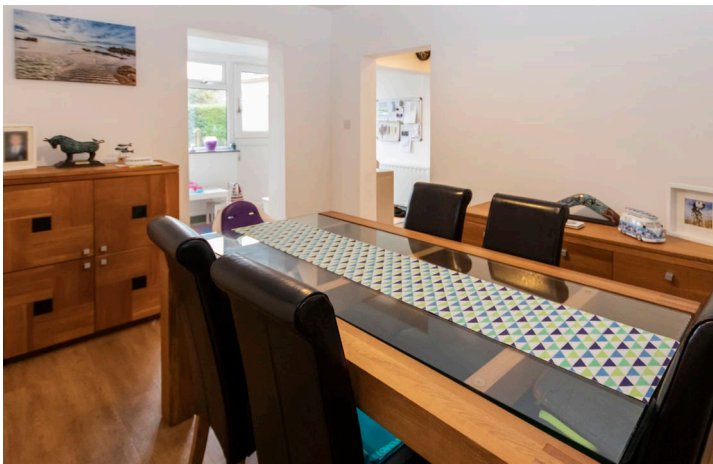
LOCAL MARKET

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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About 5 Carmel Cottages

'5 Carmel Cottages' is an immaculately presented home in the desirable location of St Martin's. The ground floor offers a cosy lounge with log burner, through to an open-plan style kitchen/diner and family bathroom. The first floor offers the master bedroom with ensuite cloakroom and two further bedrooms overlooking the substantial garden. With parking outside, the property would suit a multitude of buyers.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

12'5" x 5'9" (3.78m x 1.75m)

Stairs leading to the first floor with large understairs storage area. Karndean flooring.

Lounge

12'5" x 11'2" (3.78m x 3.4m)

Two feature alcoves. Multi-fuel stove.

Dining Room

12'2" x 8'11" (3.7m x 2.72m)

Karndean flooring. Opening into...

Kitchen

11'9" x 7'10" (3.58m x 2.4m)

Fitted with a modern range of cream gloss units with wood effect work surface over incorporating single bowl stainless steel sink. 1.5m opening into...

Dayroom

9'11" x 5'11" (3.02m x 1.8m)

Stable style door leading to the garden.

Bathroom

6'4" x 4'11" (1.93m x 1.5m)

Fitted with a three piece white suite of bath with hand held shower, wc and pedestal wash hand basin.

Landing

6'5" x 6'2" (1.96m x 1.88m)

Access to the loft. Large storage/airing cupboard.

Bedroom 1

11'1" x 10'10" (3.38m x 3.3m)

Feature open fireplace.

Ensuite WC

5'9" (1.74) max & 5'3" (1.59) min x 9'3" (2.81)

max & 5'2" (1.58) min L-shaped

Fitted with a two piece suite of low level wc and pedestal wash hand basin.

Bedroom 2

11'11" x 7'7" (3.63m x 2.3m)

Bedroom 3

9'4" x 7'6" (2.84m x 2.29m)

OUTSIDE

Front

The property is approached over a private track onto a hard landscaped front garden with allocated parking for one vehicle.

mixture of fencing, hedging and a granite wall. A place to enjoy sunshine throughout the day and into the evening. There is a hard landscaped path to a storage shed measuring 18' x 10'. There is also a right-of-way over the neighbours garden to access this garden should it be necessary.

Appliances

Zanussi hob, Zanussi extractor fan, Zanussi integrated oven, integrated Zanussi washing machine, integrated Zanussi dishwasher, integrated Zanussi fridge and freezer.

TRP: 82

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

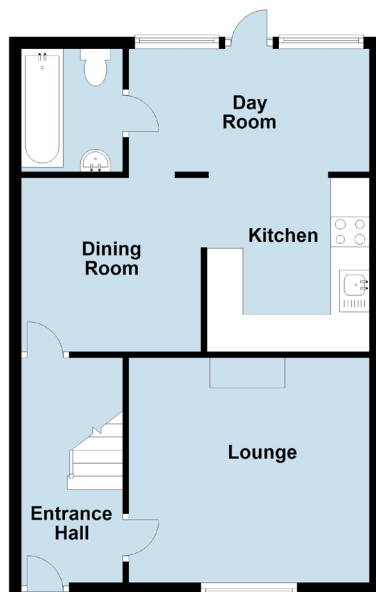
Services: All mains. Electric night storage heating.

Construction: uPVC double glazed windows. uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed.

FIRST FLOOR

Ground Floor



First Floor

