

SOLE  
AGENT

## Mahalo

Valnord Hill | St Peter Port | GY11HZ

This charming, detached home sits in a quiet road with the centre of town a short walk away. The property is presented in excellent condition and boasts a mix of traditional and modern features throughout. Accommodation comprises large lounge/diner, kitchen, two bedrooms, a utility room and a bathroom. The property has a small courtyard accessed from the kitchen but benefits from a rooftop patio with views across St Peter Port. A gravel driveway provides parking for two vehicles.

**£560,000**

2 BEDROOMS

1 BATHROOM

1 RECEPTION

Shields  
& Rutland



PHOTOS

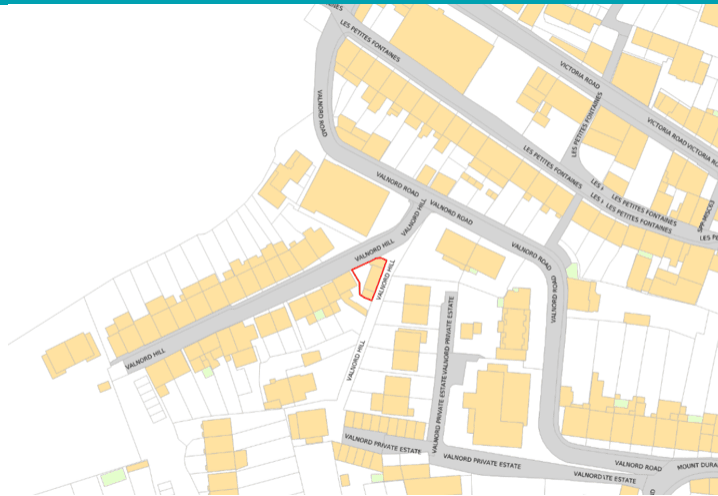




PHOTOS



# SPECIFICATIONS



**Lounge/Diner**

7.47m x 3.23m (24' 6" x 10' 7")

**Kitchen**

3.25m x 2.64m (10' 8" x 8' 8")

**Utility**

2.18m x 1.32m (7' 2" x 4' 4")

**Bathroom**

2.40m x 1.88m (7' 10" x 6' 2")

**First Floor Landing**

2.02m x 0.95m (6' 8" x 3' 1")

**Bedroom 1**

3.43m x 2.64m (11' 3" x 8' 8")

**Bedroom 2**

4.37m x 2.18m (14' 4" x 7' 2")

**Courtyard**

The property has a small courtyard accessed from the kitchen but benefits from a rooftop patio with views across St Peter Port.

**Parking**

The graveled driveway provides parking for two vehicles.

**PRICE INCLUDES**

Curtains/blinds, carpets/flooring and light fittings

**SPECIAL FEATURES**

- Quiet town location
- Excellent condition
- Small courtyard
- Parking for two cars
- uPVC double glazed
- Under floor heating in kitchen
- Log burner

**SERVICES**

Mains water, electricity and drainage. Gas central heating.

**APPLIANCES INCLUDED**

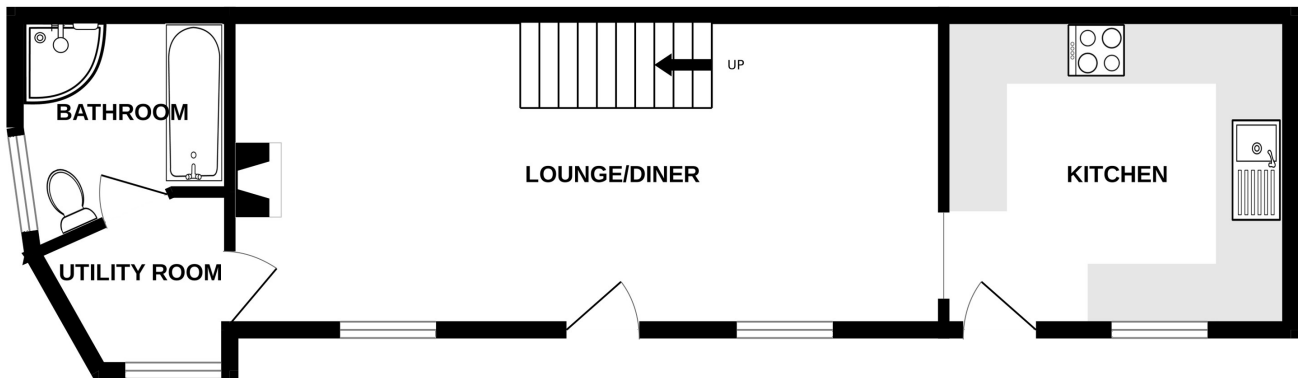
- Belling oven
- Four ring hob
- Extractor fan
- Integrated fridge
- Integrated freezer

**SCHOOL CATCHMENT**

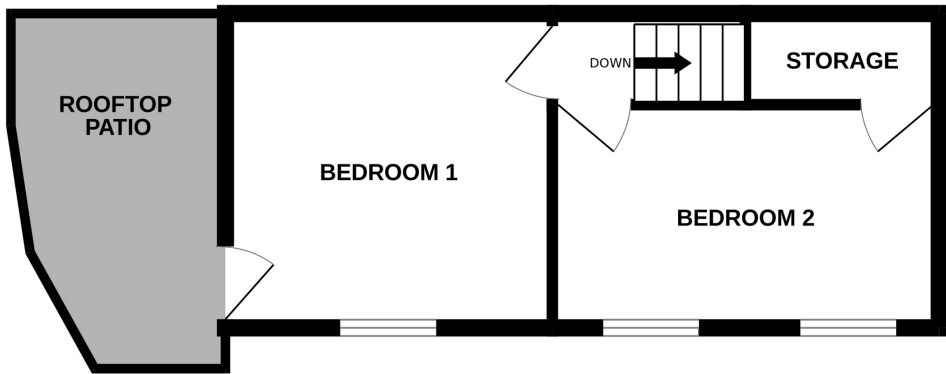
Vauvert Primary School and Le Mare de Carteret High School



GROUND FLOOR



1ST FLOOR



MAHALO

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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