

SOLE
AGENT

La Moulriere

18 Goldcrest Avenue | Portinfer Road | Vale |

This wonderful semi-detached home is presented to the market in excellent condition and is located on a quiet corner of a popular clos with the west coast beaches, shops and restaurants all within a short walking distance. Accommodation comprises large lounge, sunroom/dining area, kitchen, three bedrooms and a bathroom. To the rear of the property is a low maintenance patio with an additional strip of land which currently houses a shed and a greenhouse. There is gated access to the side of the property and onto the communal parking area and garages. In addition to the single garage owned by La Moulriere, there is a brick paved drive to the front of the property which can fit two cars.

£647,500

ESTATE AGENTS & PROPERTY MANAGERS

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

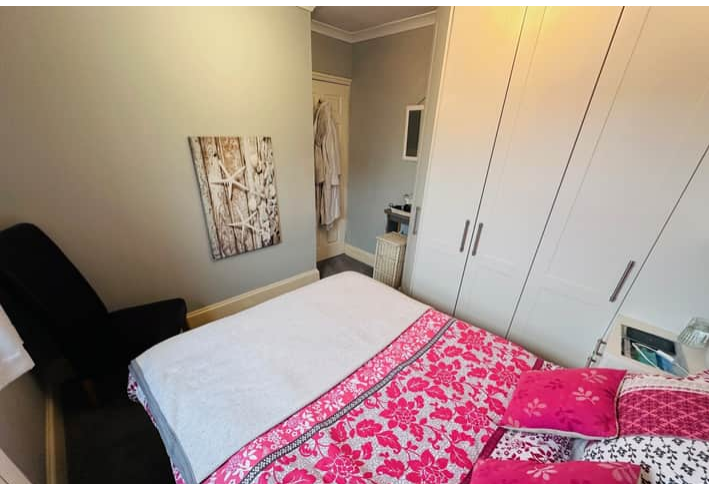
Shields
& Rutland

OPENING DOORS SINCE 1993

PHOTOS



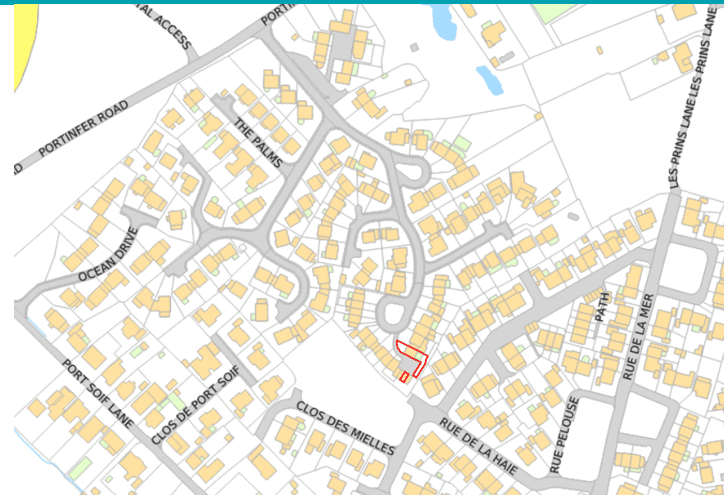
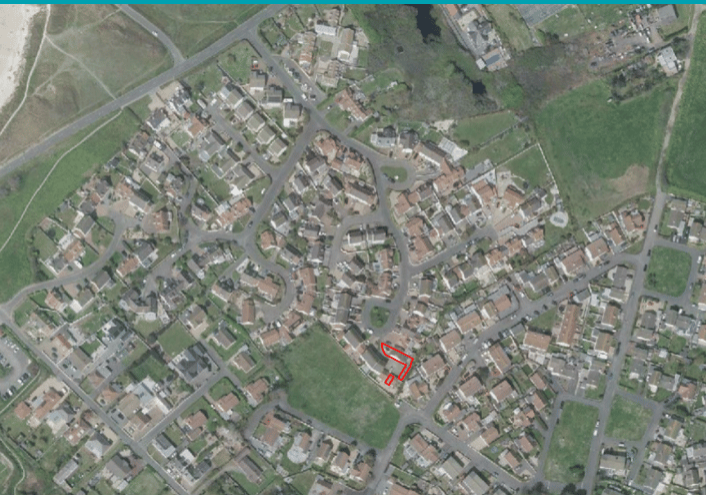
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

3.00m x 2.09m (9' 10" x 6' 10")

Lounge/Diner

6.88m x 3.58m (22' 7" x 11' 9")

Kitchen

3.22m x 2.94m (10' 7" x 9' 8")

Conservatory

4.36m x 3.83m (14' 4" x 12' 7")

First Floor Landing

2.26m x 1.70m (7' 5" x 5' 7")

Master Bedroom

3.91m x 3.30m (12' 10" x 10' 10")

Bedroom 2

2.97m x 2.26m (9' 9" x 7' 5")

Bedroom 3

2.97m x 2.26m (9' 9" x 7' 5")

Bathroom

2.63m x 2.02m (8' 8" x 6' 8")

Garden

To the rear of the property is a low maintenance patio with an additional strip of land which currently houses a shed and a greenhouse.

Parking

There is gated access to the side of the property and onto the communal parking area and garages. In addition to the single garage owned by La Mouliere, there is a brick paved drive to the front of the property which can fit two cars.

PRICE INCLUDES

Curtains, carpets and light fittings.

SPECIAL FEATURES

- Close to the West Coast
- Good storage
- Communal parking
- Quiet clos
- Single garage
- uPVC double glazed
- Living flame gas fire
- Heated conservatory with insulated roof

SERVICES

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

APPLIANCES INCLUDED

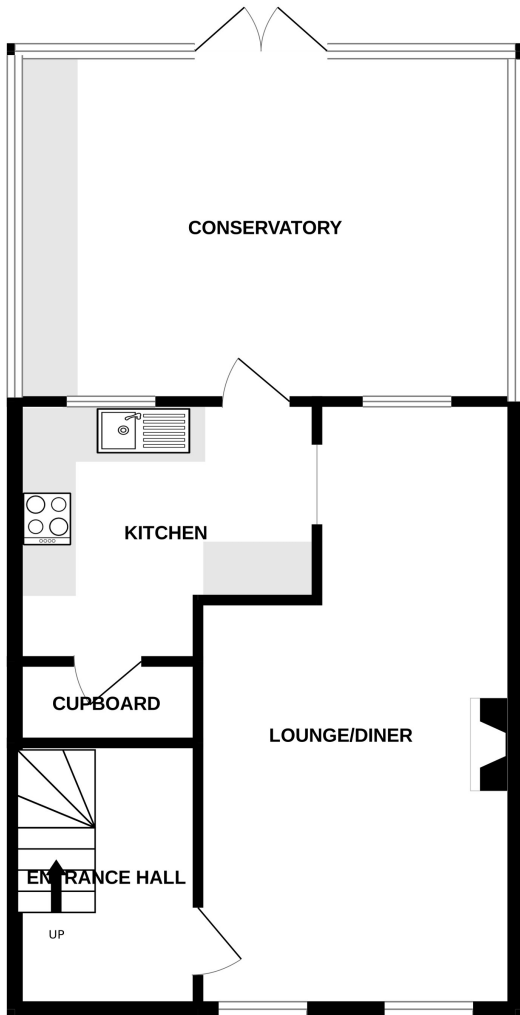
- Four ring hob
- Extractor fan
- Oven
- Fridge/freezer
- Dishwasher
- Washing machine
- Tumble dryer

SCHOOL CATCHMENT

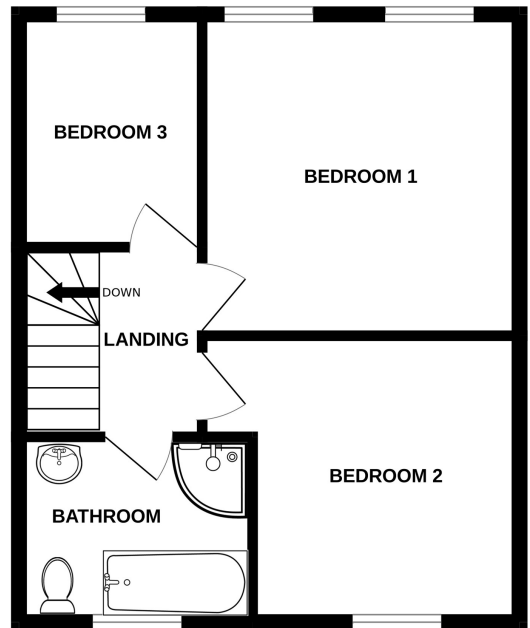
La Mare de Carteret Primary School and St Sampsons High School

FLOORPLAN

GROUND FLOOR



1ST FLOOR



LA MOULIERE

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.
Made with Metropix ©2024

T 01481 714445
E Guernsey

Shields & Rutland, 31 Gategny Esplanade, Guernsey,
Channel Islands, GY1 1WR

shieldsandrutland.gg

Shields
& Rutland

OPENING DOORS SINCE 1993