



## Bahay Kubo

Le Villoq | Castel | Guernsey | GY5 7SH

This semi-detached family home is offered to the market in move-in condition having been partially upgraded by the current owners, but still offers the potential to modernise and extend. Bahay Kubo is located in a quiet clos of similar houses and is within walking distance of Sausmarez Park, the KGV and other amenities. The spacious accommodation comprises open plan lounge/diner, kitchen, conservatory, four bedrooms a shower room, bathroom and a WC. To the rear of the property is a low maintenance rear garden predominantly laid to lawn but with a patio and mature borders. To the front of the property is a driveway which can facilitate two vehicles but this could easily be increased.

**4 BEDROOMS**

**2 BATHROOMS**

**2 RECEPTIONS**

**£740,000**

ESTATE AGENTS & PROPERTY MANAGERS

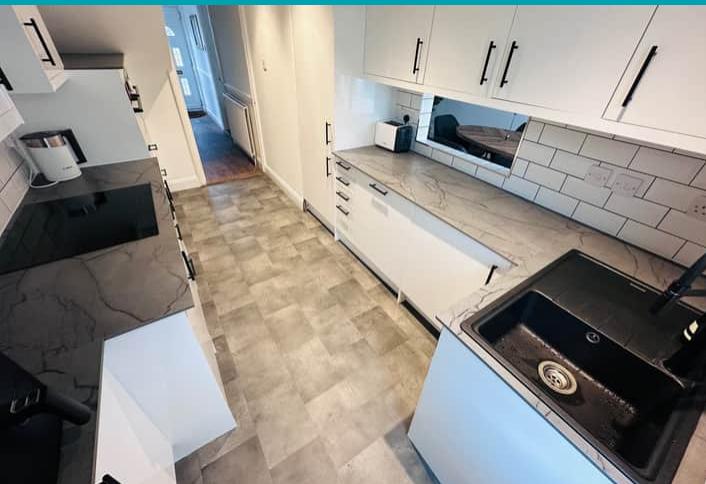
**Shields  
& Rutland**

OPENING DOORS SINCE 1993

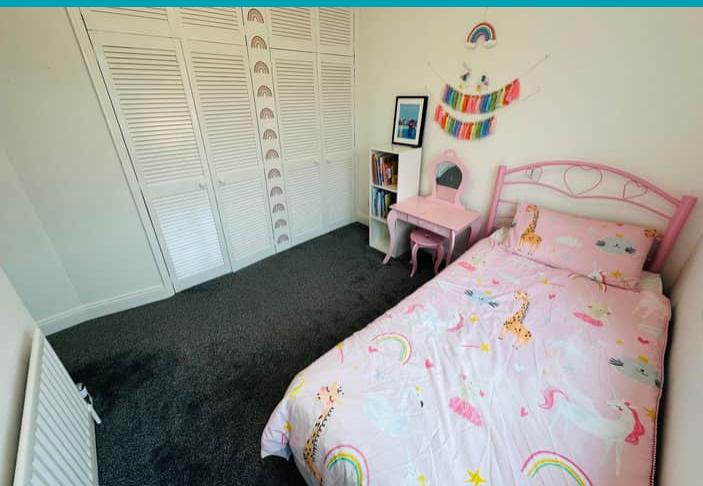
# PHOTOS



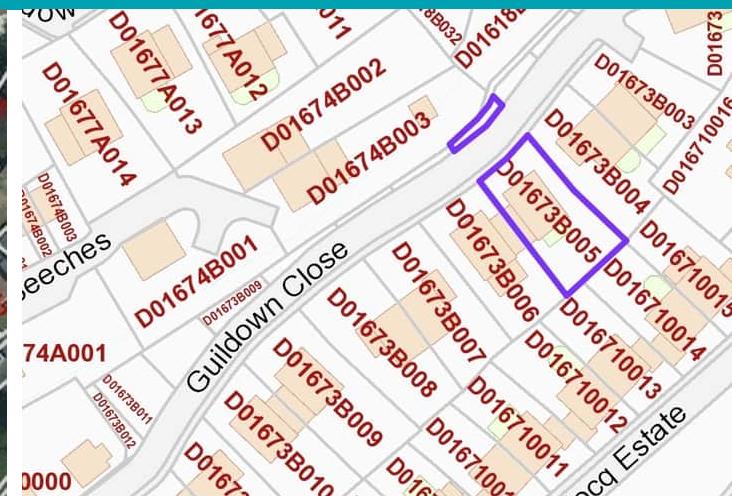
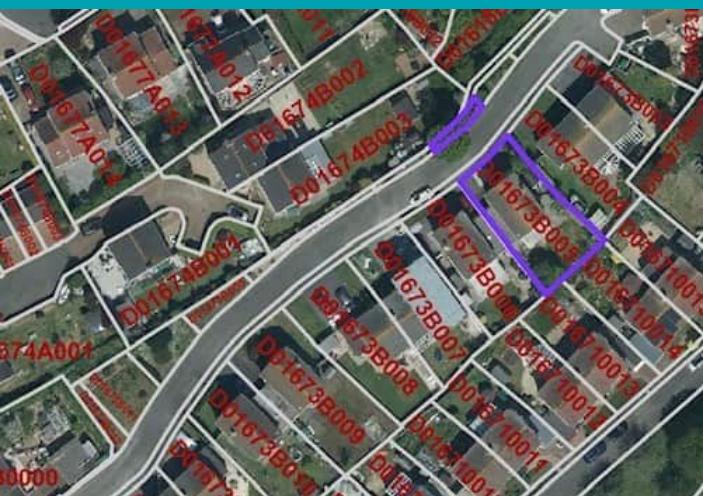
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

4.3m x 1.8m (14' 1" x 5' 11")

## WC

1.7m x 0.8m (5' 7" x 2' 7")

## Lounge/diner

8.3m x 3.8m (27' 3" x 12' 6")

## Kitchen

4m x 2.4m (13' 1" x 7' 10")

## Conservatory

4.5m x 2.3m (14' 9" x 7' 7")

## Shower Room

2.3m x 1.3m (7' 7" x 4' 3")

## Bedroom 4

4.2m x 2.4m (13' 9" x 7' 10")

## First Floor Landing

2.3m x 1.9m (7' 7" x 6' 3")

## Bedroom 1

4.6m x 3.2m (15' 1" x 10' 6")

## Bedroom 2

2.7m x 2.7m (8' 10" x 8' 10")

## Bedroom 3

3.6m x 1.9m (11' 10" x 6' 3")

## Bathroom

2.5m x 2m (8' 2" x 6' 7")

## Parking

The front drive way provides parking for two vehicles. This could be increased by converting the front lawn to hardcore.

## Garden

To the rear of the property is a low-maintenance garden predominantly laid to lawn with a small patio area. The whole bordered by mature trees and shrubs.

## PRICE INCLUDES

Curtains, carpets and light fittings.

## SPECIAL FEATURES

- Quiet location
- Spacious accommodation
- Low maintenance garden
- Potential to extend

## SERVICES

Mains electricity, water and drainage. Oil fired central heating. uPVC double glazing.

## APPLIANCES INCLUDED

Zanussi induction hob

Zanussi extractor fan

Zanussi integrated oven

Zanussi microwave

Zanussi washer dryer

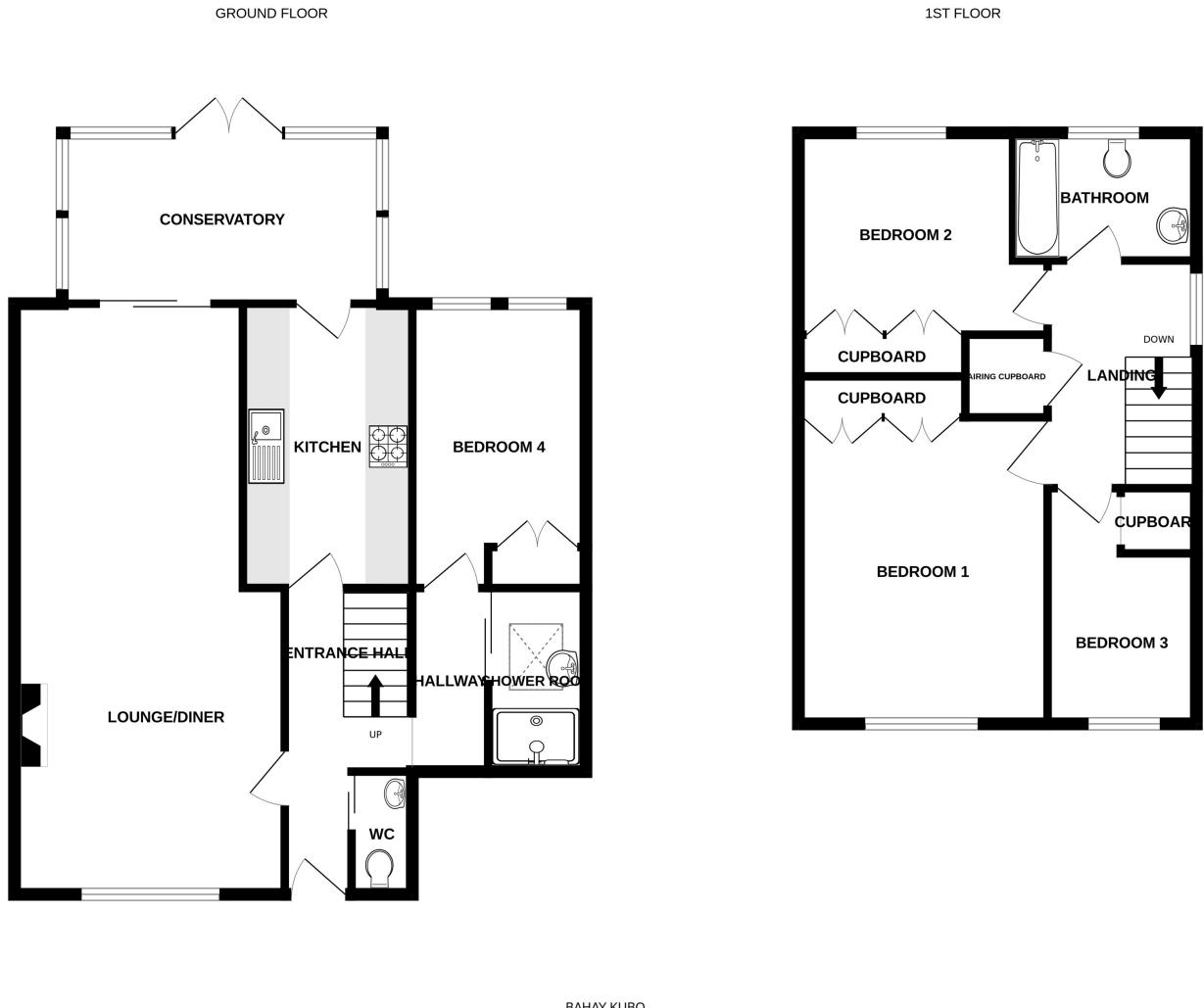
Zanussi fridge/freezer

## SCHOOL CATCHMENT

La Mare De Carteret Primary School

Les Varendes High School

# FLOORPLAN



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**Shields  
& Rutland**

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