**SOLE
AGENT**

2 Mullavilly

Bulwer Avenue | St Sampson | GY24LB

This semi-detached Victorian house is presented to the market in excellent condition and is full of original features while benefitting from large rooms with high ceilings which all add to the period charm. 2 Mullavilly is conveniently located just a short drive from Town and walking distance to both The Bridge and Delancey Park. Accommodation is set over three floors and comprises lounge, kitchen/diner, four double bedrooms, a bathroom and a shower room. The property benefits from two basement rooms, while they do not have enough head height to be used as habitable accommodation they provide excellent storage and would make a perfect a wine cellar. To the rear of the property is a low maintenance west-facing garden partially laid to lawn with a raised patio and a gravelled seating area. The front driveway can facilitate multiple vehicles but there is also plenty of public spaces nearby. This is a wonderful example of a spacious family home that must be viewed internally to be fully appreciated.

£810,000

4 BEDROOMS

2 BATHROOMS

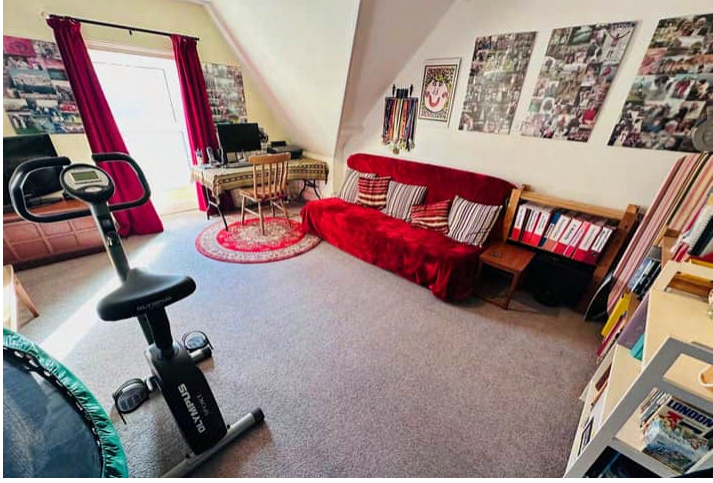
1 RECEPTION

Shields
& Rutland

PHOTOS



PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Porch

6.40m x 1.22m (21' 0" x 4' 0")

Entrance Hall

4.22m x 1.95m (13' 10" x 6' 5")

Lounge

5.99m x 4.10m (19' 8" x 13' 5")

Kitchen/Diner

4.53m x 4.04m (14' 10" x 13' 3")

First Floor Landing

2.35m x 1.94m (7' 9" x 6' 4")

Bedroom 1

5.99m x 4.10m (19' 8" x 13' 5")

Bedroom 2

4.53m x 4.05m (14' 10" x 13' 3")

Bathroom

1.92m x 1.61m (6' 4" x 5' 3")

Second Floor Landing

2.18m x 1.96m (7' 2" x 6' 5")

Bedroom 3

4.56m x 3.85m (15' 0" x 12' 8")

Bedroom 4

4.78m x 4.02m (15' 8" x 13' 2")

Shower Room

1.90m x 1.33m (6' 3" x 4' 4")

Garden

To the rear of the property is a low maintenance west-facing garden partially laid to lawn with a raised patio and a gravelled seating area.

Parking

The front driveway can facilitate multiple vehicles but there is also plenty of space off-road, immediately outside the house should there be a need for further parking.

PRICE INCLUDES

Curtains/blinds, carpets/flooring and light fittings

SPECIAL FEATURES

- Multi Fuel burning stove
- Original features
- Two basement rooms (storage)
- West-facing garden
- Convenient location

SERVICES

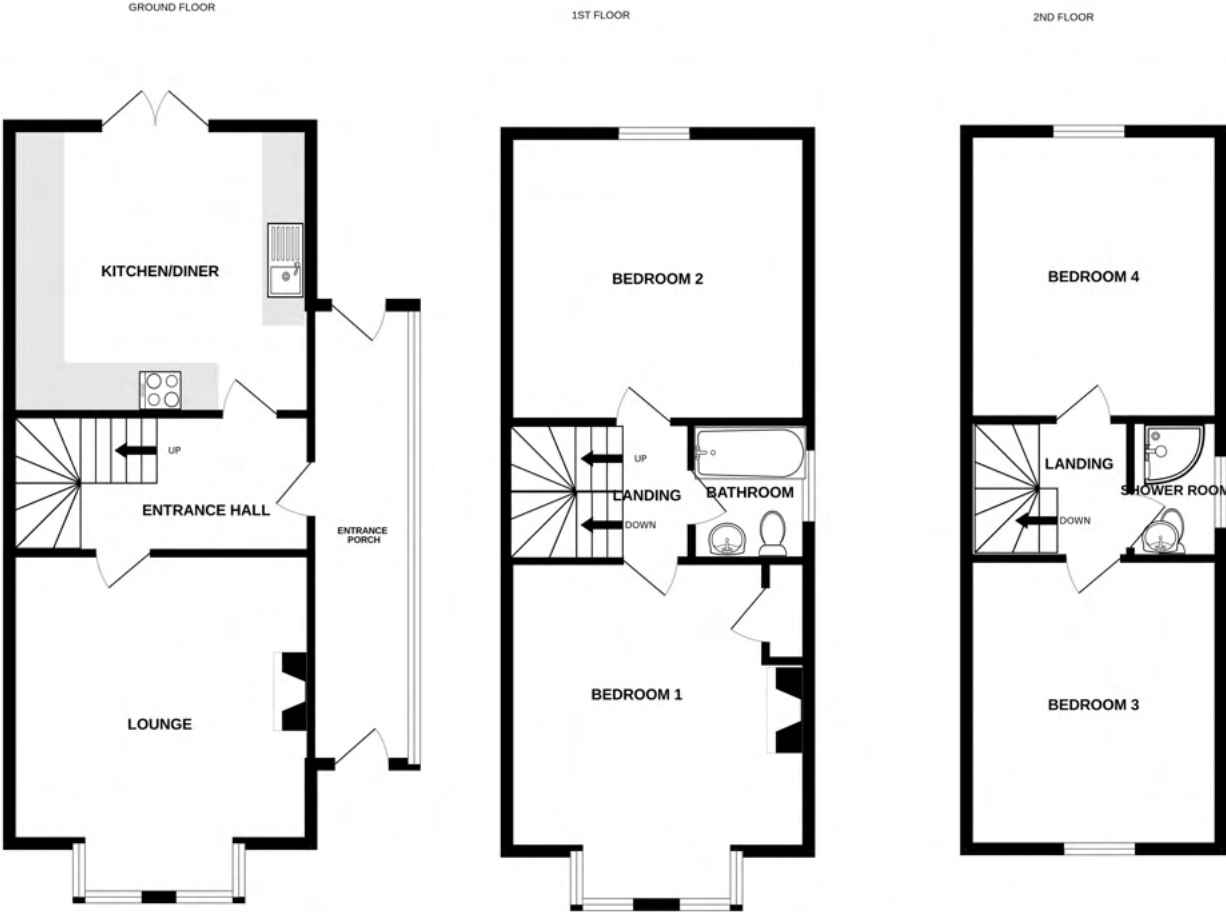
Mains water, electricity and drainage. Oil fired central heating.

APPLIANCES INCLUDED

- Neff induction hob
- Integrated Neff microwave
- Neff double oven
- Neff integrated dishwasher
- Maytag fridge/freezer
- Integrated Hotpoint washing machine

SCHOOL CATCHMENT

Vale Primary School and St Sampson High School



2, MULLAVILLY

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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