

SOLE
AGENT

Les Sablonneux

Portinfer Road | Vale | GY6 8LG

This detached family home is presented to the market in move-in condition and benefits from an attached one bed unit ideal for a dependant relative. The chalet bungalow is located in a highly desirable area with west coast beaches, kiosks and bars all within walking distance. Accommodation in the main house comprises large lounge/diner, kitchen, four bedrooms and a bathroom. The wing has a bedroom, kitchen/diner, bathroom and sunlounge/living room. To the rear of the property is a large gravel area which is currently a blank canvas waiting to be landscaped into a beautiful garden. There is also a small decked area directly accessed from both the main house and the wing. The front and side driveway provides parking for a number of vehicles.

5 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

£850,000

ESTATE AGENTS & PROPERTY MANAGERS

**Shields
& Rutland**

OPENING DOORS SINCE 1993

PHOTOS



PHOTOS



PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

4.87m x 2.45m (16' 0" x 8' 0")

Lounge/Diner

7.73m x 3.81m (25' 4" x 12' 6")

Kitchen

4.99m x 2.68m (16' 4" x 8' 10")

Bedroom 4

4.86m x 2.40m (15' 11" x 7' 10")

Rear Hall

2.00m x 1.57m (6' 7" x 5' 2")

First Floor Landing

3.50m x 0.90m (11' 6" x 2' 11")

Bedroom 1

6.22m x 3.70m (20' 5" x 12' 2")

Bedroom 2

5.43m x 2.40m (17' 10" x 7' 10")

Bedroom 3

4.20m x 2.46m (13' 9" x 8' 1")

Bathroom

2.24m x 1.74m (7' 4" x 5' 9")

WC

1.49m x 0.92m (4' 11" x 3' 0")

Wing: Entrance Hall

3.16m x 1.27m (10' 4" x 4' 2")

Wing: Kitchen/Diner

4.91m x 3.19m (16' 1" x 10' 6")

Wing: Sun Lounge

4.28m x 3.00m (14' 1" x 9' 10")

Wing: Bedroom

3.19m x 3.07m (10' 6" x 10' 1")

Wing: Ensuite

2.58m x 1.91m (8' 6" x 6' 3")

Garden

To the rear of the property is a large gravel area which is currently a blank canvas waiting to be landscaped into a beautiful garden. There is also a small decked area directly accessed from both the main house and the wing.

Parking

The front and side driveway provides parking for a number of vehicles.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- uPVC double glazed
- Working fireplace
- West Coast location
- Unit for dependant relative
- Spacious accommodation

SERVICES

Mains water, electricity and drainage.

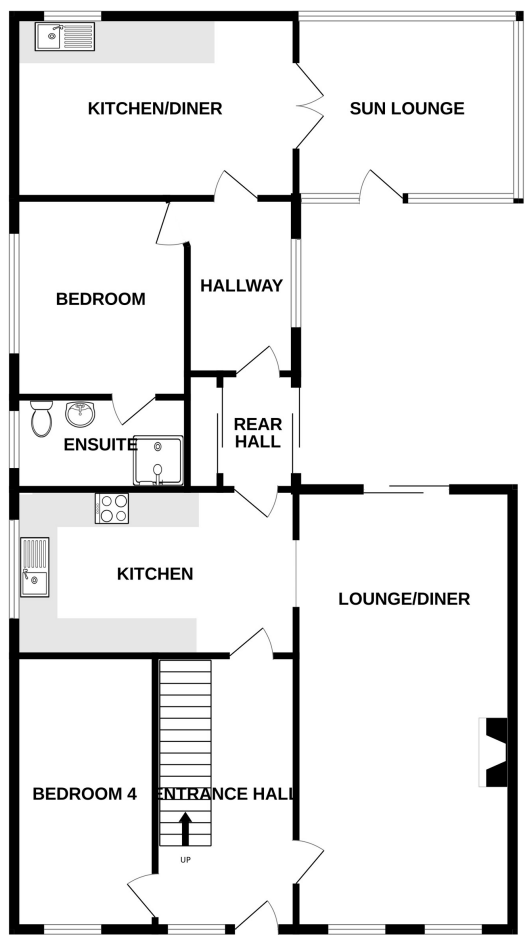
APPLIANCES INCLUDED

- Rangemaster double oven
- Rangemaster extractor fan
- Hotpoint Aquarius dishwasher
- Zanussi tumble dryer
- Hotpoint washing machine

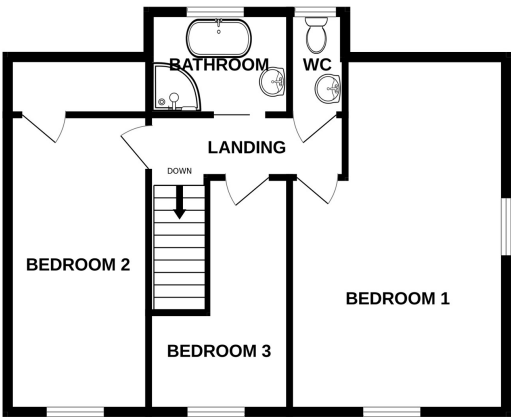
SCHOOL CATCHMENT

La Mare de Carteret Primary School and High School

GROUND FLOOR



1ST FLOOR



LES SABLONNEUX

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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