

Pont Aven

Northlands Estate - Route Des Landes - Vale

Price £649,000



REF: 2035

TRP: 112



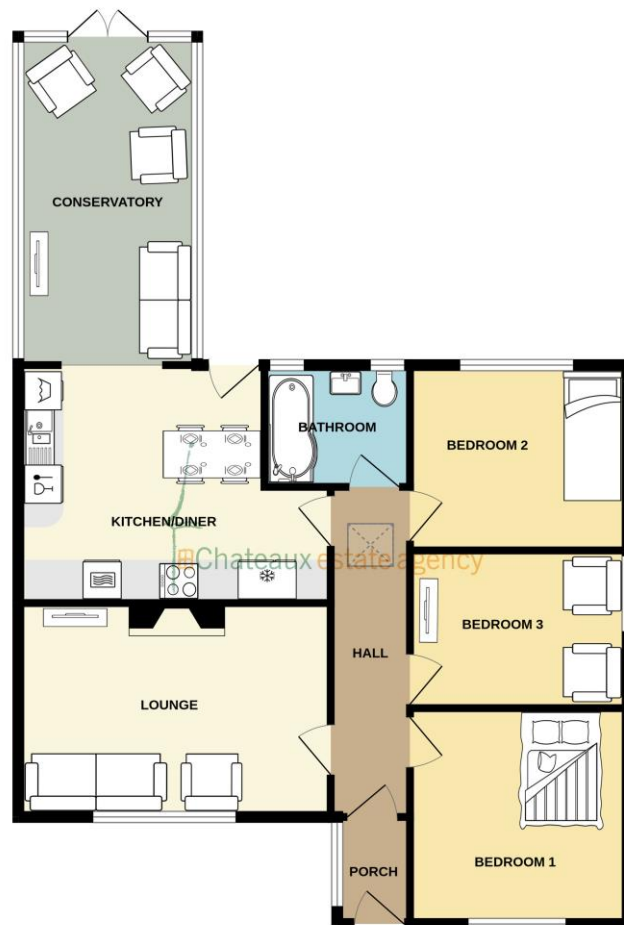
- 3 bedroom detached bungalow.
- Situated in the North on a popular Clos.
- Kitchen/diner, lounge, conservatory, bathroom.

- 2 double bedrooms and 1 single.
- Parking and gardens.
- Perry's Guide - Page 7 E4









GROUND FLOOR

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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Chateaux Estates are pleased to offer to the market 'Pont Aven' a spacious, detached 3 bedroom bungalow located on a popular and well established Clos in the North of the Island which is situated just a short walk away from L'Ancrese Common. The accommodation is set over one floor and consists of porch, hallway, lounge, fully fitted kitchen/diner, sunny south facing conservatory, family bathroom and 3 bedrooms, 2 doubles and one single. Externally there is a South facing rear garden, mainly laid to lawn together with enclosed area (presently used for a Spa tub), Timber garden shed with fence and gate to driveway. Gravel driveway providing parking for two cars to side. Front lawn garden with timber fencing and established shrubs forming boundaries. If required additional parking can easily be formed utilising part of the front garden area. Fence and gate to the West side which can be useful as external storage area for recycling etc. The property further benefits from a bank of solar panels on the south facing rear roof slope which provides solar energy for general day to day electrical use, together with any surplus going back into the main grid to subsidise other use. To view this property call Chateaux on 244544.

PORCH 1.7m (5'7") x 1.1m (3'7")

UPVC entrance door into porch with window to side. Tiled flooring. Door to hall.

HALL 5.05m (16'7") x 1.2m (3'11")

Tiled floor with underfloor heating and doors to all rooms. Cupboard housing incoming electrics. Hatch into loft space providing valuable storage area and also housing the hot water cylinder.

LOUNGE 4.75m (15'7") x 3.25m (10'8")

Window to front. Feature fireplace with multi-fuel stove (currently not in use). Night storage heater and door to hall.

KITCHEN/DINER 4.76m (15'7") Max x 3.65m (12'0")

Fitted with a range of wall and base units with worktops over incorporating a one and a half bowl sink and drainer unit and tiled splashbacks. Appliances include LG American style fridge/freezer, Whirlpool ceramic hob, Whirlpool double oven, Candy washing machine and Neff dishwasher. Area for dining table and door to rear garden and opening into conservatory. Tiled floor with underfloor heating.

CONSERVATORY 4.98m (16'4") x 2.89m (9'6")

South facing conservatory with windows to 3 sides together with double doors out into rear garden. Tiled floor with underfloor heating.

BATHROOM 2.2m (7'3") x 1.89m (6'2")

Fitted with a 3 piece suite in white comprising bath with shower over, wash hand basin with mirror and shelf over and w.c. 2 windows to rear. Fully tiled walls and floor together with under floor heating. Tiled floor with underfloor heating.

BEDROOM 1 3.3m (10'10") x 3.3m (10'10")

Double bedroom with a window to front. Dimplex convector heater.

BEDROOM 2 3.3m (10'10") x 2.84m (9'4")

Double bedroom with a window to rear. Dimplex storage heater.

BEDROOM 3 3.3m (10'10") x 2.39m (7'10")

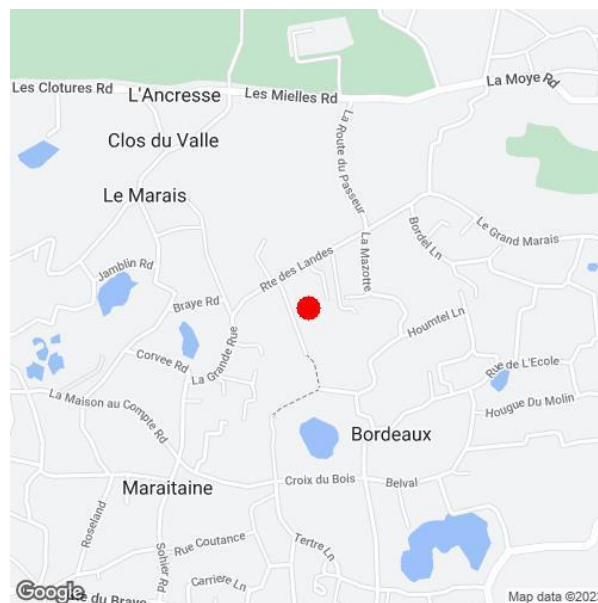
Single bedroom with a window to side. Dimplex storage heater.

EXTERNAL REAR

South facing rear garden, bounded by a mixture of timber fencing and hedging area. Mainly laid to lawn together with enclosed area presently used for a Spa tub. Timber garden shed with fence and gate to driveway.

FRONT AND SIDE

Gravel driveway providing parking for two cars to side. Front lawn garden with timber fencing and established shrubs forming boundaries. If required additional parking can easily be formed utilising part of the front garden area, Fence and gate to side which can be useful as external storage area for recycling.



SERVICES: Electricity, Water, Mains Drainage, Solar Panels, Electric Convector & Night Storage Heating.

PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: LG American style fridge/freezer, Whirlpool ceramic hob, Whirlpool double oven, Candy washing machine and Neff dishwasher.

WHAT3WORDS: locker.gift.frowns

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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