

Unit 1 Rohais

Rohais - St Peter Port - GY1 1YW

Price £515,000



REF: 2159

TRP: Tba

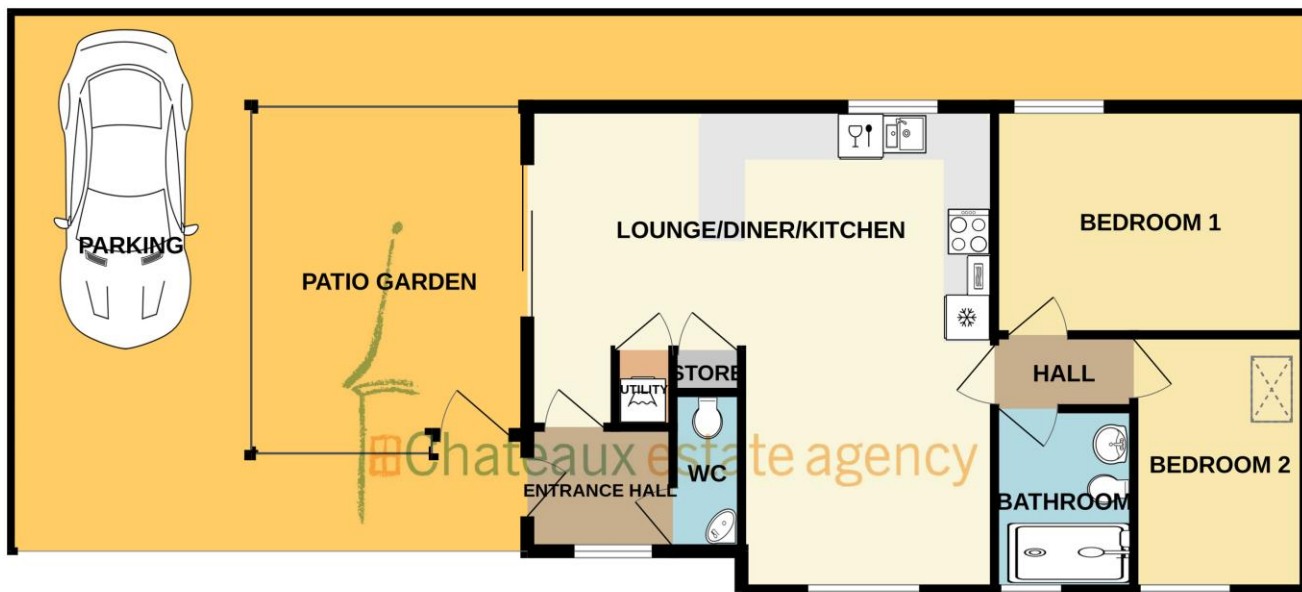


- Two bedroom semi detached bungalow.
- Situated on the outskirts of St Peter Port.
- Open plan kitchen/lounge/diner & cloakroom.
- Double bedroom, single bedroom & shower room.
- Parking for 2 cars & fully enclosed patio garden.
- Perry's Guide - Page 2 B5









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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This 2 bedroom semi detached bungalow has recently been through a full renovation programme including extension and has been finished to a great specification with contemporary fixtures and fittings throughout. Ideally situated in a convenient area only minutes away from all amenities you could wish for as well as being within walking distance to the Town Centre. There is also a bus stop right outside. The modern accommodation is in true move in condition and comprises of open plan kitchen/lounge/diner with ample space to cook, relax and dine in, cloakroom, double bedroom, single bedroom and shower room with walk in shower. Externally the property boasts parking for 2 cars and an attractive fully enclosed patio garden with shed. To view this property call Chateaux today on 244544 to book a viewing.

ENTRANCE HALL 1.72m (5'8") x 1.56m (5'1")

Composite entrance door to front leading into hallway.
Window to side. Doors to w.c and open plan kitchen/lounge/diner. Radiator.

CLOAKROOM 1.91m (6'3") x 0.98m (3'3")

Fitted with a w.c and corner wash hand basin set in vanity unit. Heated towel rail and Envirovent extractor fan.

OPEN PLAN KITCHEN/LOUNGE/DINER 6.3m (20'8") x 6.07m (19'11") Max

Large L shaped room with ample space to relax, cook and dine in. Sliding patio doors to front leading out onto patio area. Windows to either side. The kitchen area is fitted with wall and base units in grey with contrasting worktops over incorporating a breakfast bar, matching upstands and a stainless steel one and a half bowl sink and drainer unit. Appliances include Neff single oven, Neff induction 4 ring hob, Neff microwave, Hotpoint fridge/freezer and Hotpoint dishwasher. Two utility cupboards, 1 housing Hotpoint washing machine and tumble dryer stack with pull out laundry shelf and 1 with plenty of storage. 2 radiators. Doors to entrance hall and inner hall.

INNER HALL 1.72m (5'8") x 0.96m (3'2")

Doors to both bedrooms and shower room.

BEDROOM 1 4.05m (13'3") x 2.95m (9'8")

Double bedroom with window to side and radiator.

BEDROOM 2 3.25m (10'8") x 2.25m (7'5")

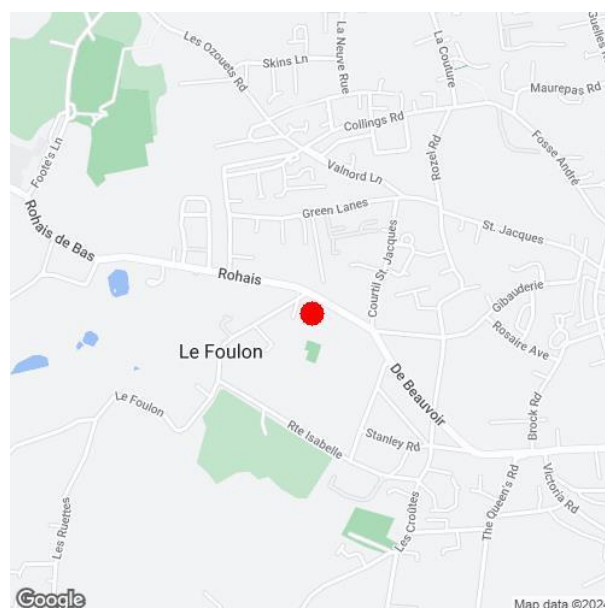
Single bedroom with window to side and radiator. Hatch to loft with pull down ladder, which is fully floored with light, electric and hot water cylinder. Cupboard housing electric boards.

SHOWER ROOM 2.17m (7'1") x 1.67m (5'6")

Fitted with a 3 piece suite comprising of walk in shower, w.c and wash hand basin set in vanity unit with mirror fronted cabinet over. Window to side. Fully tiled walls and floor. Heated towel rail and Envirovent extractor fan.

EXTERIOR

The property is approached over a shared road giving access to a private brick paved driveway providing tandem parking for 2 cars with rental parking in the area if needed. On from this there is a gate giving access to side path, leading to garden shed. there is also provisions for disabled access if needed. To the front of the property there are steps up to the entrance door and a gate to patio garden, bound by fencing. The whole area is complimented with attractive plants, flowers and herb raised planters.



SERVICES: Mains Drainage, Electric Radiators.

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

LISTED APPLIANCES: Neff single oven, Neff induction 4 ring hob, Neff microwave, Hotpoint fridge/freezer and Hotpoint dishwasher.

WHAT3WORDS: operational.wealthiest.restructure

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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