

Santa Lucia

Le Preel - Castel - GY5 7DW

Price £670,000



REF: 2180

TRP: 147



- Three bedroom semi-detached clos house.
- Situated in a sought after area of Castel, close to local amenities.
- Lounge/diner, conservatory, kitchen/breakfast room, utility/store & shower room on the ground floor.
- 3 bedrooms and family bathroom on the first floor.
- Gardens & parking and a great property to put your own stamp on.
- Perry's Guide - Page 15 F5

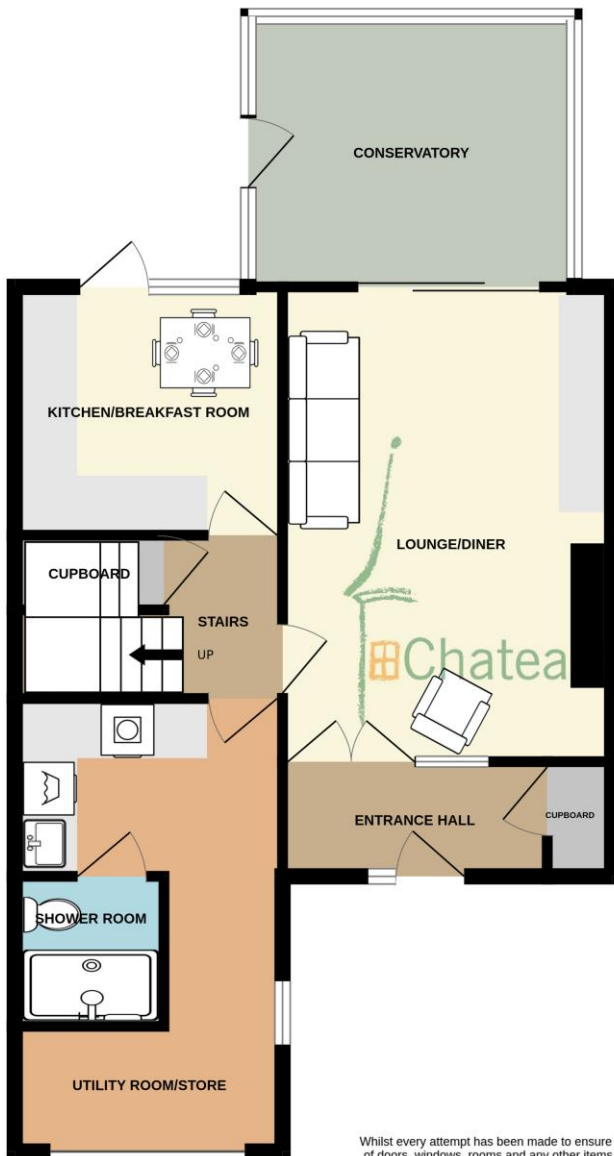








GROUND FLOOR



1ST 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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ENTRANCE HALL

UPVC door with side screen providing access to entrance hall with built-in storage cupboard useful for, Hoover, coats and shoes etc. Double doors with side screen leading into lounge.

LOUNGE/DINER 5.26m (17'3") x 3.65m (12'0")

Door and screen into inner hall. Sliding patio doors into conservatory. Working fireplace. Dimplex storage heater.

CONSERVATORY 3.6m (11'10") x 3m (9'10")

Lean-to UPVC conservatory with steps down to patio and rear garden.

INNER HALL

Staircase up the first floor with large understairs storage cupboard. Door to utility and door kitchen.

KITCHEN/BREAKFAST ROOM 2.96m (9'9") x 2.75m (9'0")

Range of floor & wall units. Whirlpool oven with hob and extractor fan over. Integrated fridge. HOMARK compact dishwasher (not working). Area for dining table. Dimplex storage heater. Window and door to rear with steps down to patio and garden.

UTILITY ROOM/STORE 4.88m (16'0") Max x 2.95m (9'8") Max

Presently used partly as utility room, shower room and general storage. Up and over door front, window to side and incoming Electrics.

Utility area with plumbing for washing machine and tumble dryer. Small hand wash basin.

SHOWER ROOM 1.67m (5'6") x 1.5m (4'11")

Shower room. With walk in large shower (not working) and WC. Heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Half landing with Dimplex storage heater. Doors to all bedrooms and bathroom. Access to partly floored Loft via pull down loft ladder.

BEDROOM 3 2.96m (9'9") x 2.75m (9'0")

Single bedroom with window to rear.

BEDROOM 1 3.7m (12'2") x 3.66m (12'0")

Double bedroom with range fitted wardrobes including dressing table with side drawers. Window to rear.

BEDROOM 2 3.66m (12'0") x 2.81m (9'3")

Double bedroom with window to front.

BATHROOM 2.91m (9'7") x 1.81m (5'11")

Upgraded bathroom including shower over bath with side screen, fitted units with WC and wash handbasin together with mirrored cabinet over. Under floor heating with fully tiled walls and floor. Heated towel rail. Window to front.

EXTERIOR

REAR

Mainly laid to lawn with small patio area and steps up to kitchen and conservatory. Bound by fences on all three sides. 8 x 6 timber garden shed.

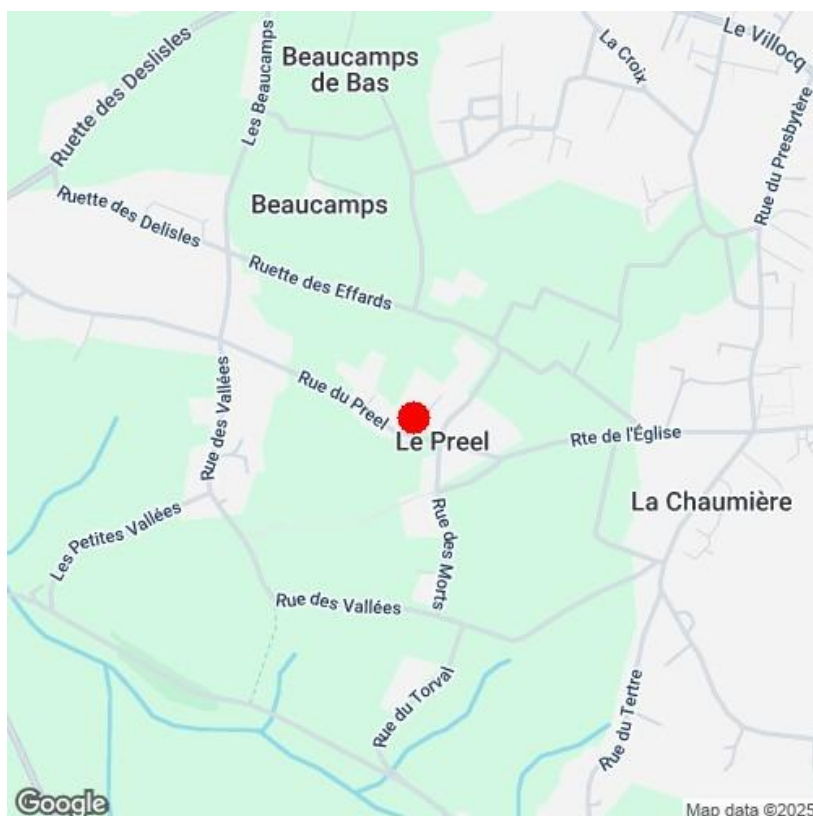
SIDE

Mainly laid to grass lawn.

FRONT

Tarmac drive providing parking for two together with lawn area either side providing access to rear. Plenty of opportunity to create more parking if required.
Property is approached over private driveway serving the clos of nine houses, with communal areas either side and mature planting.
Unusually plenty of visitor parking which is un designated.

Chateaux Estates are pleased to offer to the market "Santa Lucia", a semi-detached 3 bedroom property on a small clos of 9 similar houses in a sought after area of the Castel Parish, close to local amenities. This 3 bedroom family home is presented in good condition with great scope to put your own stamp on the finishes and also with the potential to extend to the side and or rear if required in the future. Comprising lounge/diner, conservatory, kitchen/breakfast room, utility/store and shower room on the ground floor with 3 bedrooms and family bathroom on the first. With gardens, parking and the added benefit of plenty of communal visitor parking this should appeal to the growing family looking for more space and situated in a great location. Viewing is recommended to fully appreciate what's on offer, so please call Chateaux on 244544 to make your personal appointment.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Unknown, Broadband: Unknown

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

LISTED APPLIANCES: Whirlpool oven with hob and extractor fan over. Integrated fridge. HOMARK compact dishwasher.

WHAT3WORDS: coppers.suspend.handicrafts

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.