

Saalbach

La Villiaze - St Andrew - GY6 8YF

Price £625,000



REF: **2289**

TRP: **148**



- Semi detached, 2 bedroom home set over 3 floors.
- Situated on the border of St Andrew.
- Kitchen, lounge/diner with bi fold doors to rear.
- 2 double bedrooms and family shower room.
- Garage, private garden & parking.
- Perry's Guide - Page 22 D5.









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 Estate Agency is delighted to offer for sale this semi detached house, situated on the border of St Andrew and in close proximity to the airport. Recently renovated Saalbach comprises of a 2 double bedroom home set over 3 floors with under floor heating to the ground floor and shower room, private rear garden, single garage and brick paved driveway providing parking for 2/3 cars. The immaculately presented accommodation comprises fully fitted kitchen, lounge/diner with Bi folding doors to rear garden on the ground floor, double bedroom and shower room to the first floor and double bedroom with private staircase to the top floor. This property certainly deserves internal viewing to fully appreciate what's on offer. To book a viewing call Chateaux today on 244544.

ENTRANCE HALL

uPVC half glazed door to side. Fitted cupboard perfect for storing coats and shoes. Stairs to first floor and doors to lounge/diner and kitchen.

LOUNGE/DINER 7.97m (26'2") Max x 4.46m (14'8") Max

Great size room with ample space to relax and dine in with bi folding doors to rear, 2 high level windows to side and large roof lantern with electrically operated blind.

KITCHEN 3.47m (11'5") Max x 3.06m (10'0") Max

Fitted with a range of wall and base units in cream with Corian worktops over incorporating a one and a half bowl sink with drainer grooves and tiled splashbacks. Appliances include Neff single oven with Neff Induction hob and Neff stainless steel extractor fan over, Neff slimline dishwasher and provisions for an under counter fridge and freezer. Cupboard housing hotwater cylinder and under stairs cupboard housing electric fuse boards and ample storage space. Window to front and tiled flooring.

FIRST FLOOR LANDING

Doors off to bedroom one, shower room with door to 2nd floor bedroom staircase. Radiator.

SHOWER ROOM 3.37m (11'1") x 2.2m (7'3") Max

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

BEDROOM 1 4.46m (14'8") x 3.66m (12'0")

Double bedroom with 2 windows to rear. Fitted with 2 large mirror fronted double wardrobes. Radiator.

BEDROOM 2 5.66m (18'7") Into Bay x 4.46m (14'8") Max

Staircase up to double bedroom. Dormer window to front with excellent views across the airport runway, window to side and 2 Velux windows to rear. Radiator.

GARAGE 5.71m (18'9") x 3.02m (9'11")

Single garage with up and over door to front. Windows to rear and side with uPVC half glazed door to side. Loft space which is floored together with telescopic ladder. Various shelving and a Bosch washing machine and tumble dryer.

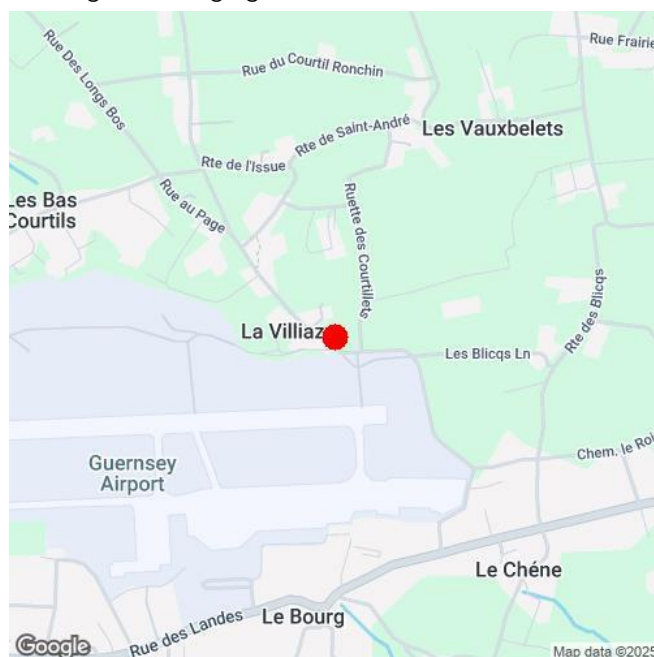
EXTERIOR

FRONT

Brick paved driveway providing parking for 2/3 cars. Access to garage and entrance doors.

REAR

Fully enclosed pet and child friendly, low maintenance garden. Accessed via the bi folding lounge/diner doors or the garage. Mainly laid to lawn with planted border and patio area perfect for sitting out asnd enjoying the day long sun. Bound by fencing and hedging.



SERVICES: Mains Electric, Mains Water & Main Drain.

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

LISTED APPLIANCES: Neff single oven with Neff Induction hob and Neff stainless steel extractor fan over, Neff slimline dishwasher, Bosch washing machine and tumble dryer.

WHAT3WORDS: foamed.differential.narrate

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