

# Le Chalet

Rue De Carteret - Castel - Guernsey

Price £630,000



REF: 2319

TRP: 106



- A 3 bedroom semi detached property.
- Situated tucked away in the heart of Cobo Village
- Stones throw away from Cobo Beach, shops, pubs and restaurants.
- Comprises, kitchen/breakfast room, lounge, bathroom and 3 bedrooms.
- Parking for 1 car.
- Perry's Guide - Page 8 A3





















## 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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**KITCHEN/BREAKFAST ROOM 5.64m (18'6") x 3m (9'10")**

Comprehensive range of fitted kitchen units with door fronts finished in light grey gloss with contrasting laminate worktops. One and a half bowl stainless steel sink. Appliances include Neff Oven with Combi oven over. Neff hob with extract over. Neff full-size dishwasher. Full height larder fridge and full height freezer. Cupboard with a combination of shelves and pull-out drawers provide useful storage. AEG washing machine. Hoover tumble dryer. Cupboard housing Electrics and area for coats and shoes, et cetera. Windows to front and side, and door to front court yard garden.

**LOUNGE 4.56m (15'0") x 4.2m (13'9")**

With feature wood burning stove together with tile panel to rear set on tiled hearth. Window to rear. Doors to Kitchen and Inner hall.

**INNER HALL 5.62m (18'5") x 1.13m (3'8")**

With doors to all bedrooms, bathroom and airing cupboard. Two sun pipes providing natural light. Cupboard housing hot water cylinder with airing shelves.

**BEDROOM 1 3.65m (12'0") x 3m (9'10")**

Double bedroom with window to rear.

**BEDROOM 2 3.22m (10'7") x 3m (9'10")**

Presently used as a twin bedroom with window front.

**BEDROOM 3 3m (9'10") x 2.43m (8'0")**

Good size single bedroom with window to side.

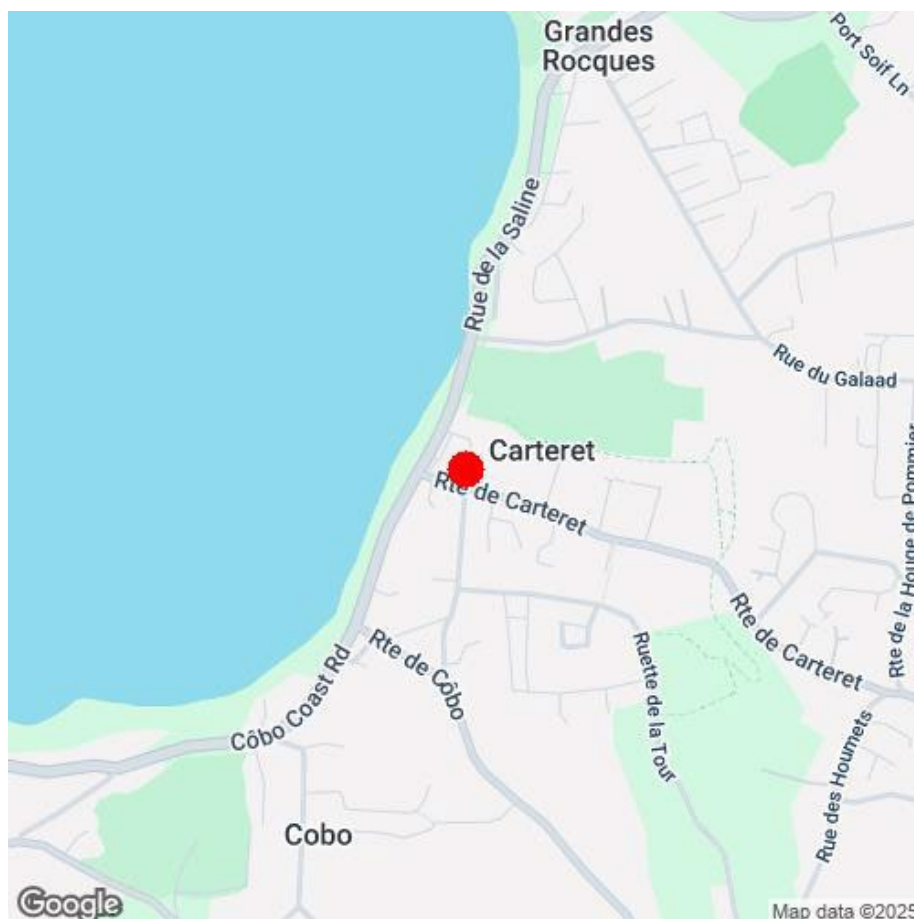
**BATHROOM 3.96m (13'0") Max x 1.36m (4'6") Max**

Fully tiled floor and walls. Bath with shower over, wash basin set on unit together with Mirror fronted cabinet over, toilet with concealed system and window to rear. 2 Sun pipes providing additional natural light. Heated towel rail.

**EXTERNAL**

Courtyard garden with shed\* (\*may be removed), access to parking space and Rue de Carteret.

Chateaux Estates are pleased to offer to the market "Le Chalet" a fully renovated 3 bedroom property situated in a fantastic location, tucked away in the heart of Cobo Village, just a stones throw away from Cobo beach, shops, pubs and restaurants. The property is in move in condition and has been completely redone including external and internal insulation, windows, kitchen, bathroom etc. Comprising kitchen/breakfast room, lounge, bathroom and three bedrooms. Externally you have a courtyard area with shed, access to parking space and Rue De Carteret. This house must be viewed to fully appreciate what's on offer and would suit anyone wanting to live on the West Coast, downsizers and more. To view please call 244544.



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

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

**LISTED APPLIANCES:** Neff Oven with Combi oven over. Neff hob with extract over. Neff full-size dishwasher.

**WHAT3WORDS:** searched.pure.puts

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.