

Avalon

Rue Des Francais - Castel - GY5 7FH

Price £995,000



5



3



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REF: 2454

TRP: 194



- 5 bedroom detached house with 1 bedroom unit.
- Situated within close proximity of West Coast bays.
- HOUSE - 5 double bedrooms, kitchen/lounge/diner, bathroom & shower room.
- UNIT - kitchen/lounge/diner, shower room and bedroom.
- Enclosed rear garden & parking to front.
- Perry's Guide - Page 8 C3.



















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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**MAIN HOUSE
ENTRANCE HALL**

uPVC glazed door to front. Stairs to first floor. Opening to lounge/diner and doors to bathroom, bedroom 4/ and bedroom 5/sitting room. Storage cupboard.

LOUNGE/DINER 4.8m (15'9") x 3.27m (10'9")

Windows to front & side and ample space to relax and dine in. Opening through to kitchen area and entrance hall. Door to porch.

KITCHEN 4.1m (13'5") x 2.95m (9'8")

Fitted with a range of wall and base units in Grey with laminate worktops over incorporating a single bowl sink and drainer unit with tiled splashbacks. Appliances include Nexus gas Rangemaster cooker & 6 ring hob and Cooke & Lewis extractor fan over, Bosch full size dishwasher and LG American style free standing fridge/freezer.

UTILITY PORCH

Glazed to 3 sides on low block built walls with door to side. Fitted with base units with worktop over incorporating a single bowl sink and drainer unit. Valliant gas boiler. Space and plumbing for washing machine and tumble dryer. Tiled flooring.

BATHROOM 2.24m (7'4") x 2.36m (7'9")

Fitted with a 3 piece suite in white comprising bath with shower attachment over and glazed screen, wash hand basin set in vanity unit with mirror over and w.c with mirror fronted cabinet over. Cupboard with storage. Heated towel rail and part tiled walls. Window to rear.

BEDROOM 4 3.27m (10'9") x 2.53m (8'4")

Double bedroom with window to rear.

SITTING ROOM/BEDROOM 5 5.51m (18'1") x 2.5m (8'2")

Versatile room with built in desk and shelving and windows to front and side.

FIRST FLOOR

LANDING

Doors to doors to bedrooms 1,2 & 3 and family shower room. Hatch to large loft space.

BEDROOM 1 6.86m (22'6") x 2.53m (8'4")

Double bedroom with dormer window to front and uPVC barn style door to rear which leads out to the balcony. Wall mounted radiator. Hatch to large loft space.

BEDROOM 2 4.53m (14'10") x 3.34m (10'11") Into Eaves

Double bedroom with dormer window to front. Eaves storage. Wall mounted radiator,

BEDROOM 3 3.45m (11'4") Into Eaves x 3.3m (10'10")

Double bedroom with dormer window to rear. Wall mounted radiator.

SHOWER ROOM 2.15m (7'1") x 2.05m (6'9")

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

SELF CONTAINED UNIT

OPEN PLAN KITCHEN/LOUNGE/DINER 5.05m (16'7") x 2.96m (9'9")

Great size living space with vaulted ceilings which include Velux windows to either side allowing plenty of natural light and windows to front and side. Ample space to cook relax and dine in, fitted with wall and base units and laminated worktops over incorporating a stainless steel sink and drainer unit and tiled splashbacks. Appliances include Whirlpool electric double oven with ceramic 4 ring hob and Ciarra extractor fan over, Indesit washing machine and Hotpoint free standing fridge/freezer. Doors to shower room and bedroom. uPVC entrance door to side.

SHOWER ROOM 2.35m (7'9") x 1.72m (5'8")

Fitted with a 3 piece suite comprising walk in shower, wash hand basin set in vanity unit with mirror fronted cabinet over and w.c. Fully tiled walls and floor.

BEDROOM 3.05m (10'0") x 2.95m (9'8")

Double bedroom with window to rear and fitted wardrobe.

**EXTERNAL
FRONT**

Gravel and Tarmac driveway to front providing parking for 4 cars.

REAR

Low maintenance rear garden with artificial lawn and Stonebond patio. Garden shed and chicken coop to the rear.

Avalon is a well presented 5 bedroom detached house with an independent 1 bedroom unit, situated in the sought after Parish of Castel in a quite lane and is within close proximity of West Coast bays and amenities. The multi generational accommodation offers spacious living which comprises of open plan kitchen/lounge/diner, utility porch, family bathroom and 2 double bedrooms/sitting room to the ground floor and 3 double bedrooms and shower room to the first floor. The self contained unit comprises open plan kitchen/lounge/diner, shower room and double bedroom. Externally the property boasts a low maintenance rear garden mainly set to artificial lawn and Stonebond patio. To the front there is a tarmac driveway with gravel garden providing parking for 4/5 cars. Altogether a great family home which will appeal to many purchasers looking for a property with an independent unit. To view Avalon call Chateaux today on 244544.



SERVICES: Electric: Mains, Gas: Unknown, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Unknown

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

LISTED APPLIANCES: Nexus gas Rangemaster cooker & 6 ring hob and Cooke & Lewis extractor fan over, Bosch full size dishwasher and LG American style free standing fridge/freezer. Whirlpool electric double oven with ceramic 4 ring hob and Ciarra extractor fan over, Indesit washing machine and Hotpoint free standing fridge/freezer.

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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