

INTRODUCING

Amari Langwylla, Les Landes Avenue, La Route Des Genets, St Brelade, JE3  
8DJ



Connecting People & Property Perfectly.

Embrace modern living with this newly built 4 bedroom contemporary style home, ideally located in the highly sought after west of the island and situated in a small, private close, offering a serene and exclusive lifestyle.

This home boasts lovely views of the surrounding landscape, providing a peaceful and picturesque setting. Enjoy the convenience of easy access to all amenities, ensuring that shopping, dining, and recreational options are just moments away. The area is well connected with a reliable bus route, making commuting and travel hassle free. Families will appreciate the proximity to top rated schools for children of all ages. The home features a modern kitchen breakfast room that leads directly to a landscaped garden, perfect for enjoying morning coffee or dining al fresco. The spacious sitting room is designed for comfort and relaxation, offering an ideal space for family gatherings and entertaining guests.

Parking is plentiful, providing ease and convenience for homeowners and their visitors. Experience the perfect blend of contemporary design, prime location, and functional living with this stunning newly built home in the west of the island. Don't miss the opportunity to make this exceptional property your own.

- **Newly built contemporary style home**
- **4 Bedrooms/2 bathrooms**
- **Kitchen dining room**
- **Excellent location**
- **Enclosed garden**
- **Ample parking**

**Price £1,295,000** | Qualified | Freehold



1



3



2



4

PROPERTY ID: 3476















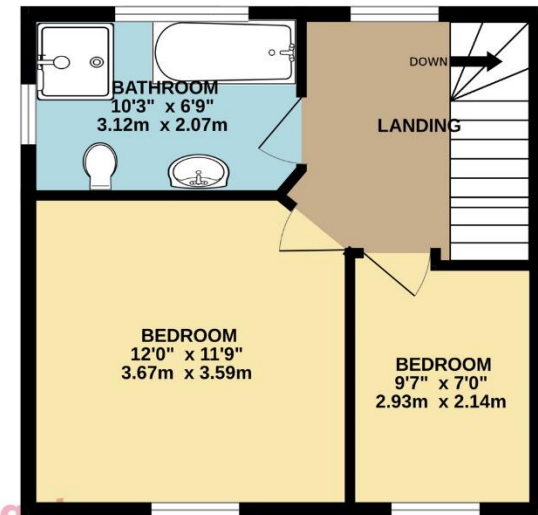




GROUND FLOOR  
993 sq.ft. (92.3 sq.m.) approx.



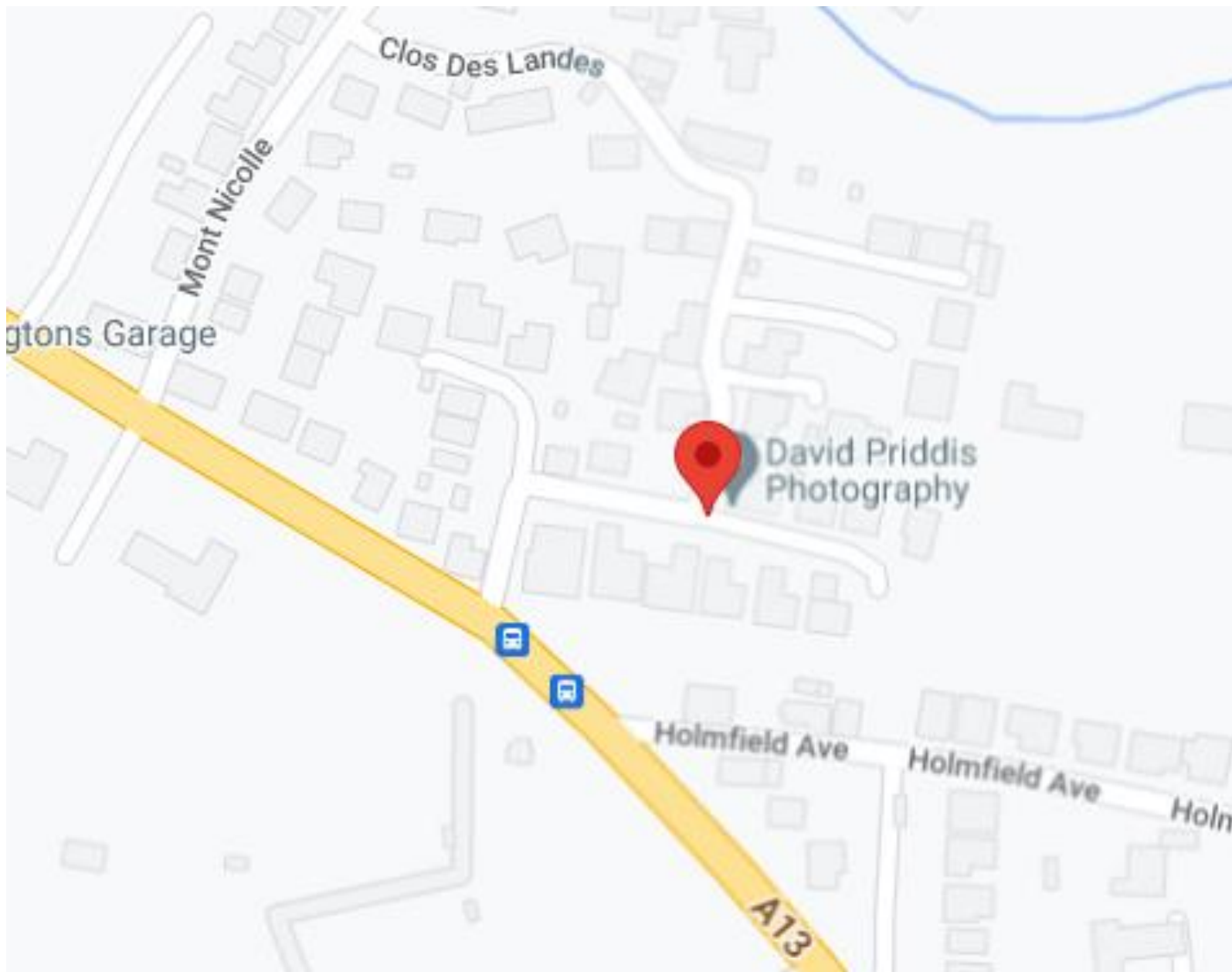
1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.2 sq.m.) approx.

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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## SERVICES

All mains except gas

## DIRECTIONS

### ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

### VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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