

THE SWALLOWS

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

£2,600 ST. PETER

ENTITLED/LICENSED. Livingroom is delighted to introduce this unique, contemporary home in a tucked away position and yet within a short drive of the amenities in St. Peter, St. Ouen and the Val de La Mare Reservoir. The accommodation is configured on two levels comprising an entrance hall, cloakroom, primary bedroom with garden access and En-suite bathroom and second double bedroom with En-suite. There is an impressive open plan, a fully fitted kitchen/dining and a separate sitting area on the first floor with a vaulted ceiling. Externally, there's a secure, South-facing garden and driveway parking for four vehicles. Available from January. Pets considered.

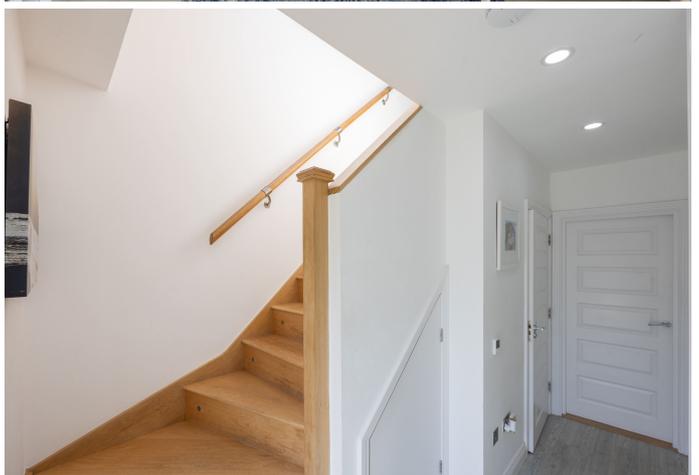


LIVINGROOM
The Channel Island Estate Agent













GROUND FLOOR

Primary bedroom	17'4 x 13'7
En-suite bathroom	8'5 x 5'8
Bedroom two	14'3 x 10'10
En-suite bathroom	8'3 x 4'6
Cloakroom	5'8 x 3'9

FIRST FLOOR

Kitchen/dining area	23'11 x 20'1
Sitting room	20'5 x 15'6

KEY FACTS

Immaculately presented
Within a short drive of St. Peter, St. Ouen and the reservoir
Fantastic kitchen/dining and separate sitting area with vaulted ceiling
South facing private garden
Driveway parking for four vehicles
Pets considered
Available from January
ENTITLED/LICENSED

SERVICES

Mains water and drainage

HEATING

Underfloor electric heating

APPLIANCES

Belling Range electric oven and hob
Undercabinet fridge
Undercabinet freezer
Hotpoint dishwasher
Bosch washing machine
Hoover dryer

INCLUSIONS

To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

St Peter
Les Quennevais

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£2,600



LIVINGROOM
The Channel Island Estate Agent