

LA FRANCHETTE



4

BEDROOMS

2

BATHROOMS

1,616

SQ FT

0.1

ACRES

£1,195,000 ST. BRELADE

Livingroom is delighted to offer the opportunity to purchase this superb detached dormer bungalow located in the highly desirable location of St. Brelade. This family home features a welcoming entrance hall with doors leading into a bright lounge/diner with double doors flowing to the fully fitted kitchen, with the bonus of a breakfast bar. Furthermore, the ground floor provides two double bedrooms, a downstairs bathroom and access to the integral garage, offering additional utility and storage area. The first floor offers the primary bedroom with an en-suite, the fourth bedroom and a cloakroom. Externally, the property boasts a large secure garden and parking for four vehicles, the perfect family home within the Les Quennevais catchment. For more information or to arrange a viewing please call us on 01534 717100 or email jersey@livingroomproperty.com to avoid disappointment.



LIVINGROOM
The Channel Island Estate Agent













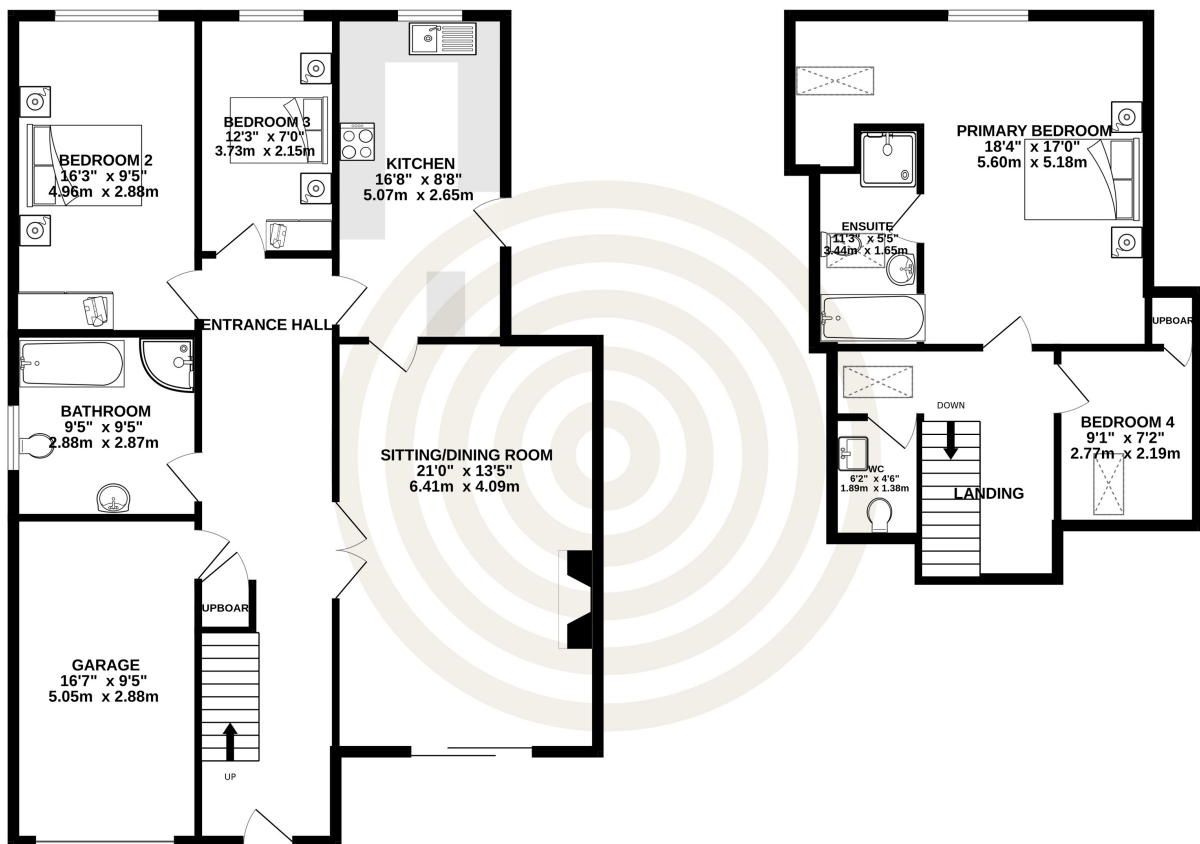






GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.

1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1616 sq.ft. (150.1 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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GROUND FLOOR

Entrance Hall	7'0 x 30'0
Kitchen	8'8 x 16'8
Sitting/Dining Room	13'5 x 21'0
Bedroom Two	9'5 x 16'3
Bedroom Three	7'0 x 12'3
Bathroom	9'5 x 9'5
Garage	9'5 x 16'7

FIRST FLOOR

Landing	11'7 x 11'10
Primary Bedroom	18'4 x 17'0
En-suite	5'5 x 11'3
Bedroom Four	7'2 x 9'1
WC	4'6 x 6'2

KEY FACTS

Detached bungalow
Perfect family home
Four bedrooms, two bathrooms
All local amenities close to hand
Premium location on the West of the island
Single garage and parking for four vehicles

SERVICES

Mains water
Mains drains

HEATING

Oil fired central heating
Radiators throughout

APPLIANCES

As per inventory

POTENTIAL RENTAL INCOME

£4,000 pcm

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Mont Nicolle
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.

£1,195,000



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