

3 CEDAR COTTAGES

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

1,584

SQ FT

£2,995 ST. MARTIN

ENTITLED/LICENSED. Situated at the end of a small, private close with elevated distant sea views from this master bedroom, this detached property is well located for schools, Gorey and within walking distance of Ransoms Garden Centre. The accommodation is configured on two levels comprising an entrance hall with storage, a sitting room with functional fire, a snug or study, large fitted kitchen/dining room with access to the garden and cloakroom. All three bedrooms include a range of fitted wardrobes with Primary En-suite and house bathrooms (both with baths and walk-in showers). Externally there is a good-sized lawn and patio garden with a shed, integral single garage with rafter storage/utility area and additional parking for two to three vehicles. Available January. Viewing is essential.



LIVINGROOM

The Channel Island Estate Agent

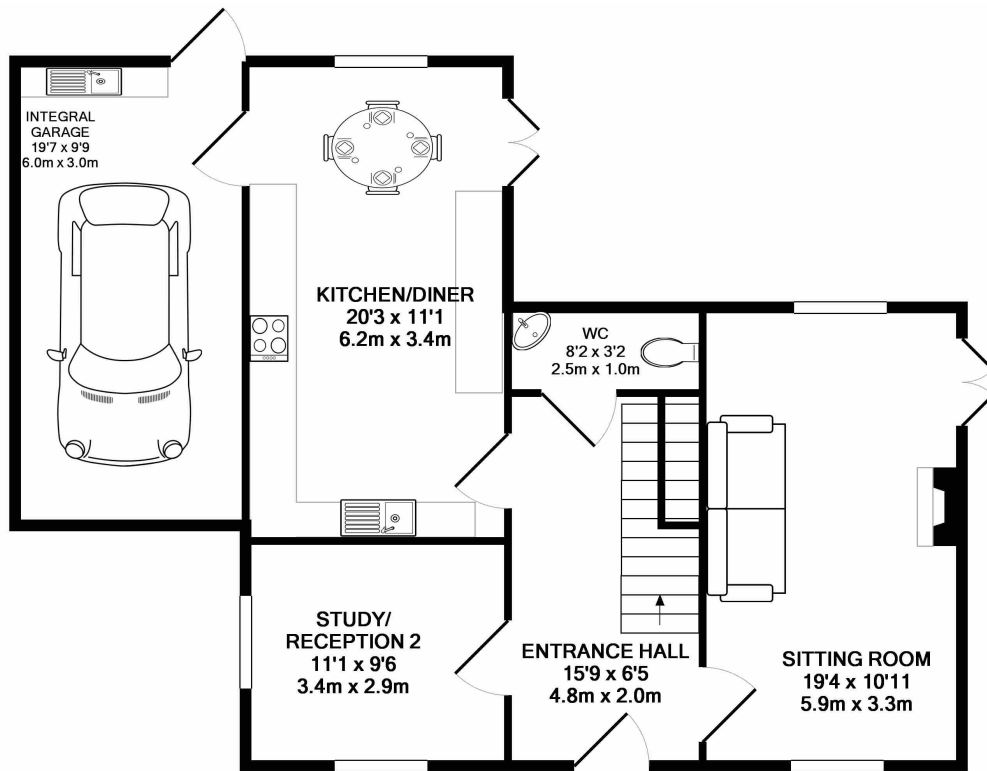




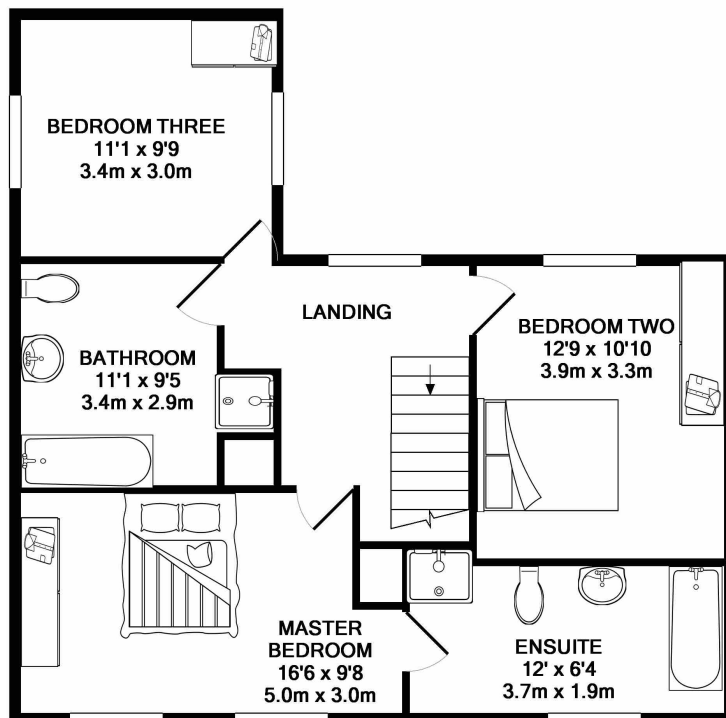








GROUND FLOOR
APPROX. FLOOR
AREA 888 SQ.FT.
(82.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 697 SQ.FT.
(64.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1584 SQ.FT. (147.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

GROUND FLOOR

Entrance hall
Sitting room
Study/snug
Cloakroom
Kitchen/dining room
Integral garage

FIRST FLOOR

Landing
Primary bedroom
En-suite bathroom
Bedroom two
Bedroom three
House bathroom

KEY FACTS

Three fitted bedrooms and two bathrooms
Sea views from the master bedroom
Large fitted kitchen/dining room
Sitting room and study/snug
Good sized lawned and patio garden with shed
Integral single garage with rafter storage
Parking for two to three vehicles
Ideally located for schools and Gorey

Available January
Qualified/licensed

SERVICES

Mains drains and water

HEATING

Oil fired central heating

APPLIANCES

Electrolux oven
Ariston hob
Samsung built-in microwave
Ariston fridge/freezer
Candy dishwasher

GARAGE UTILITY AREA

Indesit washing machine
Zanussi dryer

INCLUSIONS

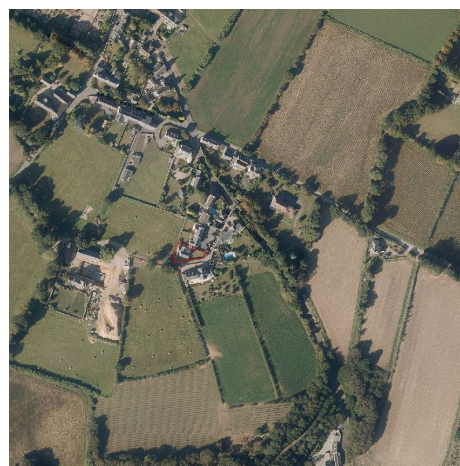
To include all appliances, white goods and items listed in the inventory/condition report

SCHOOL CATCHMENT

Grouville
Le Rocquier

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.

£2,995



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