

# LE POMMIER

SOLE AGENT



**2**

BEDROOMS

**1**

BATHROOM

**608**

SQ FT

**4.1%**

YIELD

**£569,000 ST. BRELADE**

Introducing a charming 2-bedroom detached bungalow tailor-made for those seeking the perfect blend of comfort, convenience, and coastal living. Nestled in a highly sought-after location, just a leisurely 10-minute walk from the iconic lighthouse, and a stone's throw away from the breathtaking cliff paths and scenic railway walk. Recently renovated in 2021, this property boasts a modern and inviting open-plan layout, seamlessly integrating the kitchen, living, and dining areas. Flooded with natural light, the living space extends effortlessly onto a private patio garden through sliding doors, offering an ideal setting for alfresco dining or simply unwinding. Accommodation comprises two generously sized double bedrooms, providing ample space for relaxation and restful nights and a well-appointed house bathroom. Outside, the property offers practicality and convenience with tandem parking for up to three vehicles on the driveway, alongside a spacious store cupboard for additional...



**LIVINGROOM**

The Channel Island Estate Agent















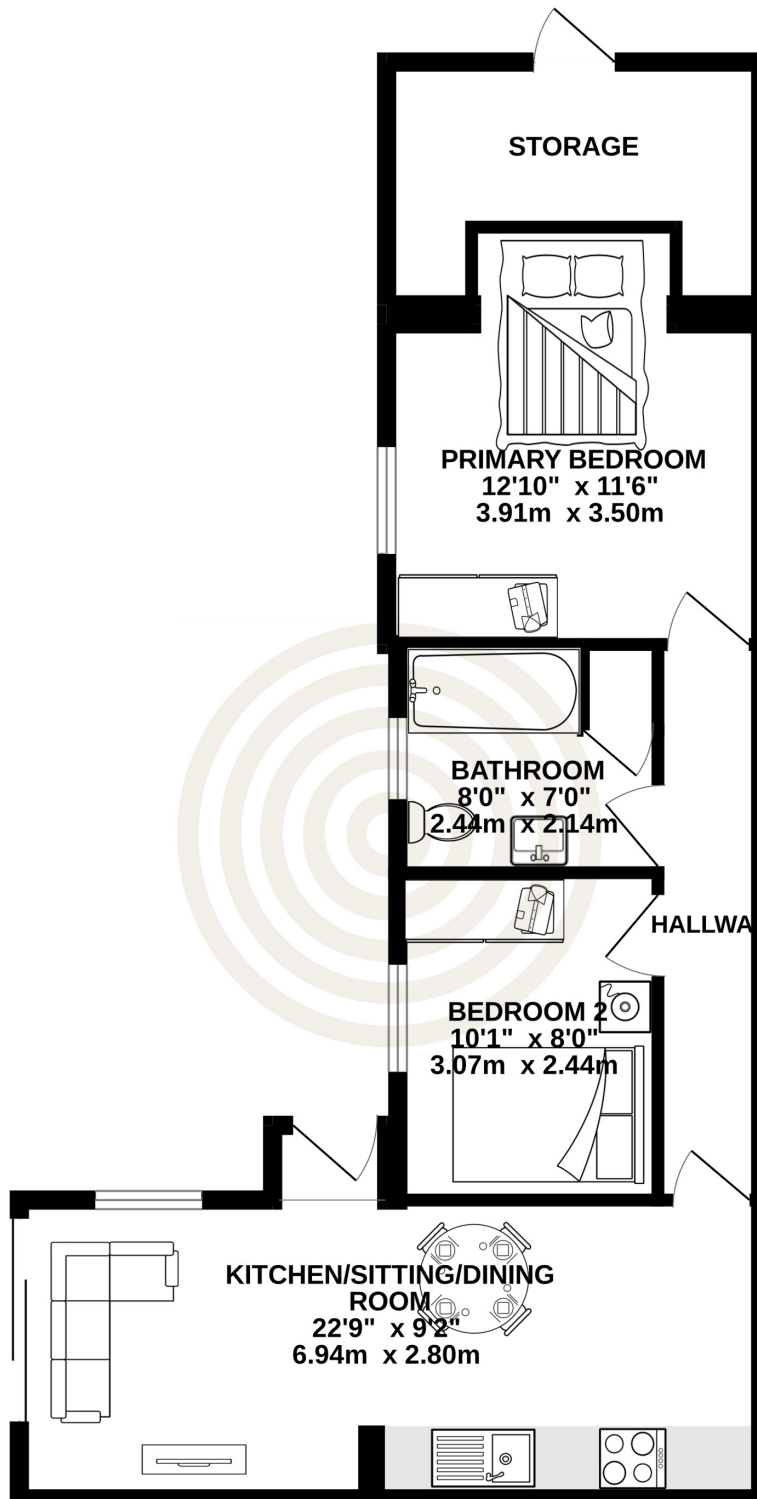








GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.5 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.



**GROUND FLOOR**

<b>Kitchen/Sitting/Dining Room</b>	22'9 x 9'2
<b>Hallway</b>	3'2 x 17'1
<b>Bedroom Two</b>	8'0 x 10'1
<b>Bathroom</b>	8'0 x 7'0
<b>Primary Bedroom</b>	11'6 x 12'10

**EXTERNAL**

<b>Store Cupboard</b>	11'6 x 7'6
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**KEY FACTS**

Charming 2-bedroom detached bungalow  
 Highly desirable coastal location  
 10-minute walk to iconic lighthouse  
 Close proximity to cliff paths and railway walk  
 Fully renovated in 2021  
 Open-plan kitchen/living/dining area  
 Sliding doors lead to private patio garden  
 Two generously sized double bedrooms  
 Tandem parking for 3 vehicles and spacious store cupboard  
 Available immediately

**SERVICES**

Mains drains and water

**HEATING**

Electric radiators throughout (no boiler)

**APPLIANCES**

Integrated fridge / freezer  
 Integrated dishwasher  
 Washing machine (located within utility cupboard in bathroom)  
 NEFF oven  
 NEFF 4 ring hob and extractor fan

**PARKING**

Parking on drive (tandem) for three vehicles

**STORAGE**

External store cupboard

**TENURE**

Freehold

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

La Moye  
 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.

**£569,000**



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