



2 Kinross Cottages

Rue de Galaad, Castel, GY5 7FJ

£625,000

LOCAL MARKET

JOINT AGENT

A charming two bedroomed semi-detached cottage situated inland from Grandes Rocques and Cobo bays.

The bedrooms are located on the first floor with sitting room, dining room, kitchen and bathroom located on the ground floor. Large rear garden and patio areas together with parking for several cars.

School catchment: Castel Primary School / Les Beaucamps High School

Key facts



- Semi-detached 2 bedroom cottage
- Close to school and beaches
- Large garden
- Ample parking
- Ideal for those looking to move up the property ladder

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GUERNSEY'S ESTATE AGENT





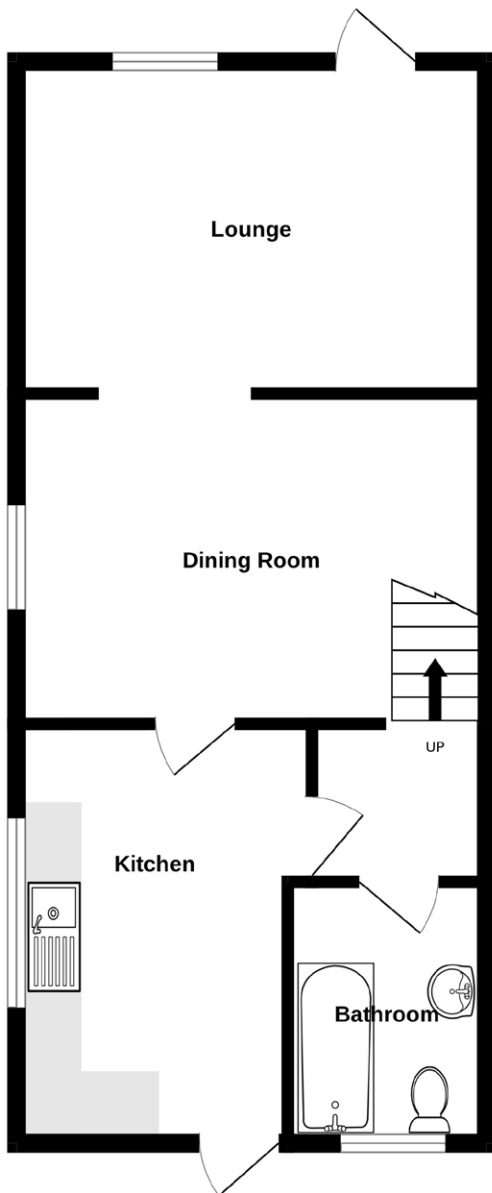




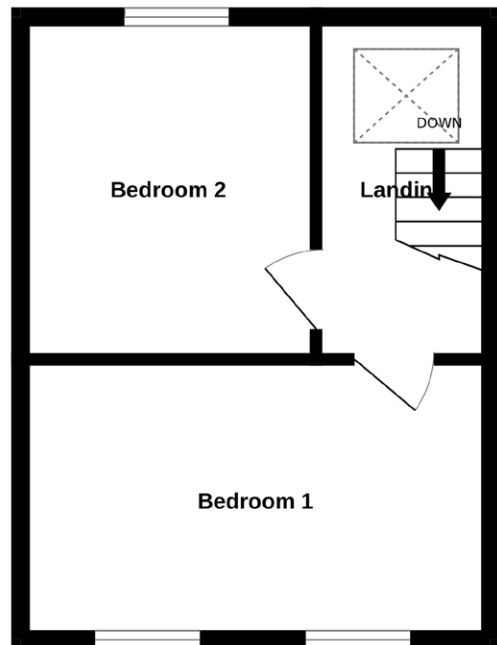


Floorplan

GROUND FLOOR



1ST FLOOR



GROUND FLOOR

Sitting room

14'11 x 10'10 (4.5m x 3.3m)

Dining room

13'4 x 10'5 (4.1m x 3.2m)

Kitchen

12' x 9'2 (3.7m x 2.8m)

APPLIANCES

- Hotpoint fridge/freezer
- Hotpoint washing machine
- Hotpoint cooker with extractor over

Inner hall

6' x 3'5 (1.8m x 1m)

Bathroom

8'2 x 6'4 (2.5m x 1.9m)

FIRST FLOOR

Landing

10'3 x 6'1 (3.1m x 1.9m)

Bedroom 1

12'3 x 8'10 (3.7m x 2.7m)

Bedroom 2

9' x 10'1 (2.7m x 2.7m)

EXTERIOR

Front:

Gravelled fore garden with drive to the side providing parking for several cars. Further areas of gravel. Cherry tree.

Rear:

Concrete patio areas (one formally base of a greenhouse) behind the cottage leading to a long lawned garden. Well with pump. Pear and cooking apple trees.

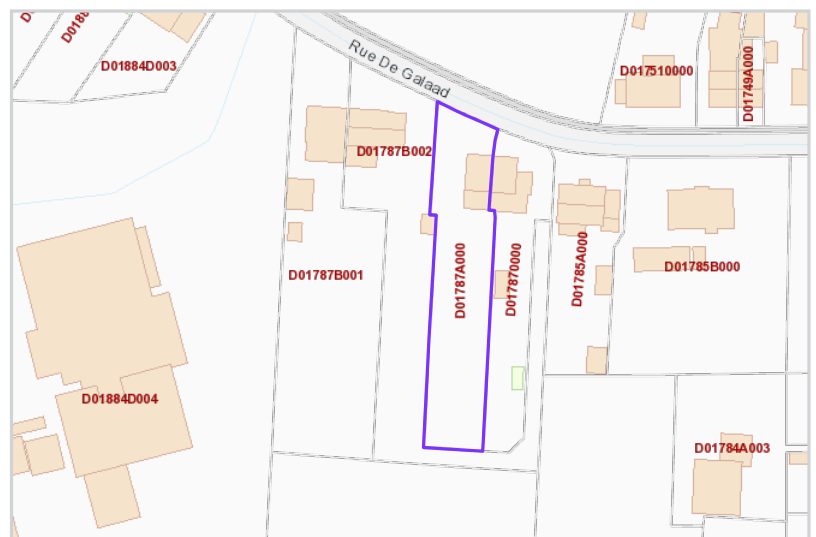
Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water. Cesspit, oil central heating, uPVC double glazing.

Perry's ref: 8 C3

what3words: duffels.overreact.instruction

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