



Los Feliz

La Rue de la Corbinerie, St Martin, GY4 6SW

£1,150,000

LOCAL MARKET

JOINT AGENT

This smart detached bungalow has been thoughtfully extended and modernised over recent years by the current owners and is positioned close to both the amenities of St Martin's village and St Peter Port.

The accommodation comprises four bedrooms with the main bedroom benefitting from an en-suite and dressing room, family bathroom and a wonderful open plan kitchen living dining space complete with stylish bar area.

The living space overlooks the enclosed south facing garden complete with swimming pool and useful shed equipped with WC and shower facilities.

Presented in move in condition throughout, viewing is highly recommended to appreciate all on offer.

School catchment: St Martin's Primary School / Les Beaucamps High School

Key facts



- Modern detached bungalow
- Convenient St Martin's location
- Recently renovated and modernised throughout
- Four bedrooms
- Ample parking, swimming pool and garden

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GUERNSEY'S ESTATE AGENT





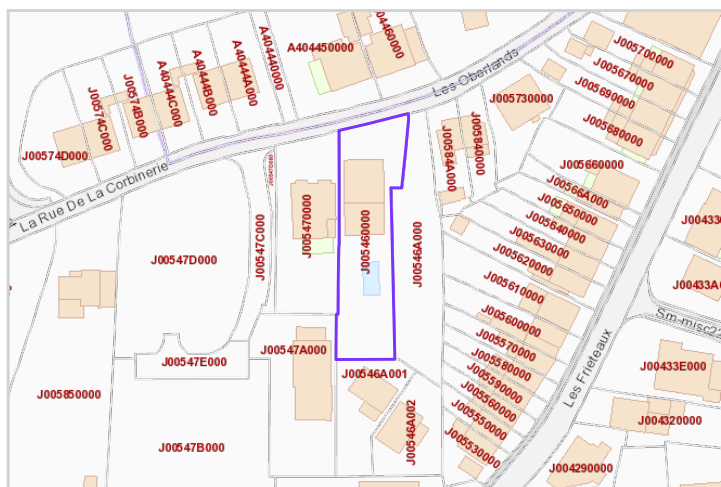
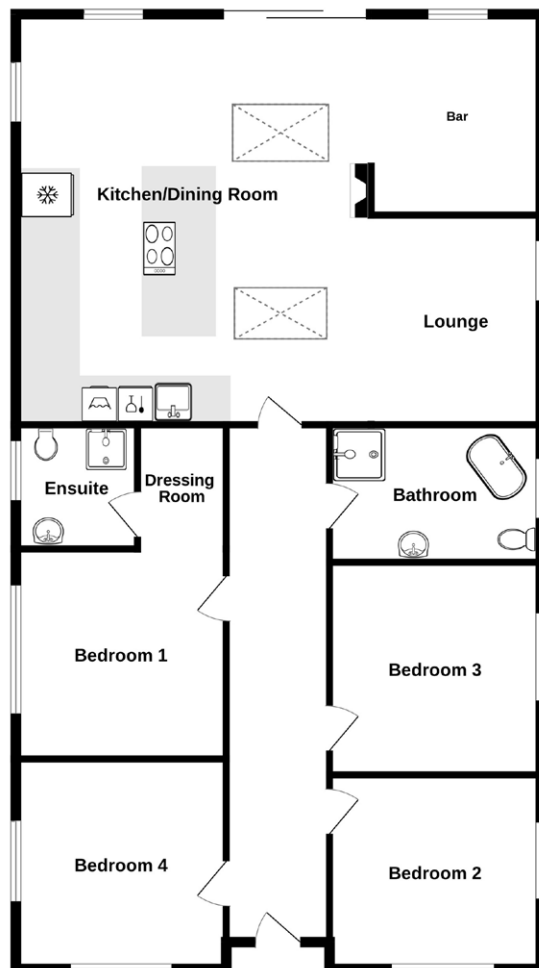






Floorplan

GROUND FLOOR



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GROUND FLOOR

Entrance hall

30'4 x 5'11 (9.3m x 1.8m)

Bedroom 2

11'9 x 10'11 (3.6m x 3.4m)

Bedroom 3

11'10 x 11'9 (3.6m x 3.6m)

Bathroom

12' x 11'9 (3.7m x 3.6m)

Bedroom 1

11'9 x 11'9 (3.6m x 3.6m)

En-suite

7'9 x 4'1 (2.4m x 1.2m)

Dressing room

8'2 x 4'11 (2.5m x 1.5m)

Bedroom 4

11'9 x 11'8 (3.6m x 3.6m)

Lounge

11'7 x 9'5 (3.6m x 2.9m)

Kitchen/diner

22'9 x 18' (6.9m x 5.5m)

APPLIANCES

- Neff microwave
- AEG dishwasher
- Neff oven and warming drawer
- Neff single oven
- Neff hob
- Faber extractor fan
- Fridge/freezer
- Wine fridge
- AEG washing machine

Bar

11'2 x 9'5 (3.4m x 2.9m)

EXTERIOR

The property is accessed off the road onto a tarmac driveway which provides parking for multiple vehicles. A sidewalk way leads to the sizeable enclosed lawned rear garden complete with swimming pool (currently not heated but with provisions in place to install a pump). There is an external shed housing toilet and shower facilities.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed. Jacuzzi spa available by separate negotiation.

Services: Mains electricity and water, mains drainage, electric under floor heating, radiators in bedrooms, uPVC double glazing. Swimming pool isn't currently heated but is prepped to have a pump installed.

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what3words: smug.fuels.apex

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