

SOLE  
AGENT

## Les Sablonneux

Portinfer Road | Vale | GY6 8LG

This detached family home is located in a highly desirable area with west coast beaches, kiosks and bars all within walking distance. This chalet bungalow would benefit from upgrading throughout but offers spacious rooms and versatile accommodation. There is excellent potential with various ways to maximise the plot and the current internal layout. Accommodation comprises a large lounge/diner, kitchen, conservatory, snug/kitchenette, four bedrooms, a study/dressing room, a bathroom, en-suite shower-room and a WC. To the rear of the property is a large gravel area which is currently a blank canvas waiting to be landscaped into a beautiful garden. There is also a decked area which links the lounge and the conservatory. The front and side driveway provides parking for a number of vehicles.

**£830,000**

ESTATE AGENTS & PROPERTY MANAGERS

4 BEDROOMS

2 BATHROOMS

3 RECEPTIONS

Shields  
& Rutland

OPENING DOORS SINCE 1993

PHOTOS



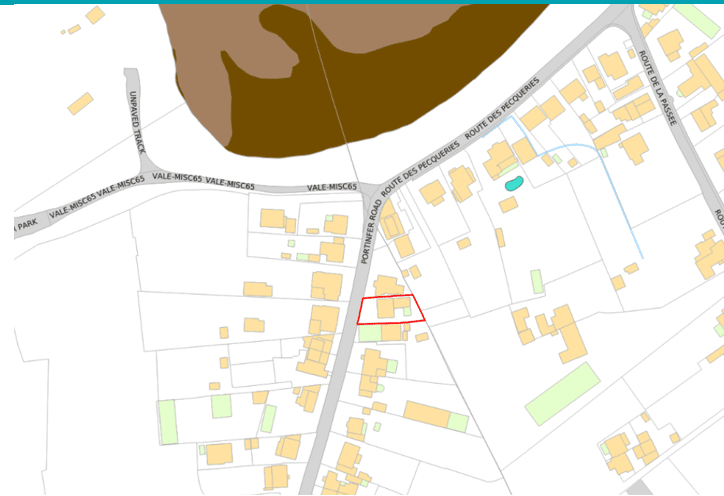
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

4.87m x 2.45m (16' 0" x 8' 0")

## Lounge/Diner

7.73m x 3.81m (25' 4" x 12' 6")

## Kitchen

4.99m x 2.68m (16' 4" x 8' 10")

## Bedroom 3

4.86m x 2.40m (15' 11" x 7' 10")

## Rear Hall

2.00m x 1.57m (6' 7" x 5' 2")

## First Floor Landing

3.50m x 0.90m (11' 6" x 2' 11")

## Bedroom 1

6.22m x 3.70m (20' 5" x 12' 2")

## Bedroom 2

5.43m x 2.40m (17' 10" x 7' 10")

## Study/Dressing room

4.20m x 2.46m (13' 9" x 8' 1")

## Bathroom

2.24m x 1.74m (7' 4" x 5' 9")

## WC

1.49m x 0.92m (4' 11" x 3' 0")

## Rear Hallway

3.16m x 1.27m (10' 4" x 4' 2")

## Snug/Kitchenette

4.91m x 3.19m (16' 1" x 10' 6")

## Conservatory

4.28m x 3.00m (14' 1" x 9' 10")

## Bedroom 4

3.19m x 3.07m (10' 6" x 10' 1")

## En-suite

2.58m x 1.91m (8' 6" x 6' 3")

## Garden

To the rear of the property is a large gravel area which is currently a blank canvas waiting to be landscaped into a beautiful garden. There is also a decked area which links the lounge and the conservatory.

## Parking

The front and side driveway provides parking for a number of vehicles.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- uPVC double glazed
- Working fireplace
- West Coast location
- Unit for dependant relative
- Spacious accommodation
- TRP - 183

## SERVICES

Main drain, water and electricity. uPVC double glazing.

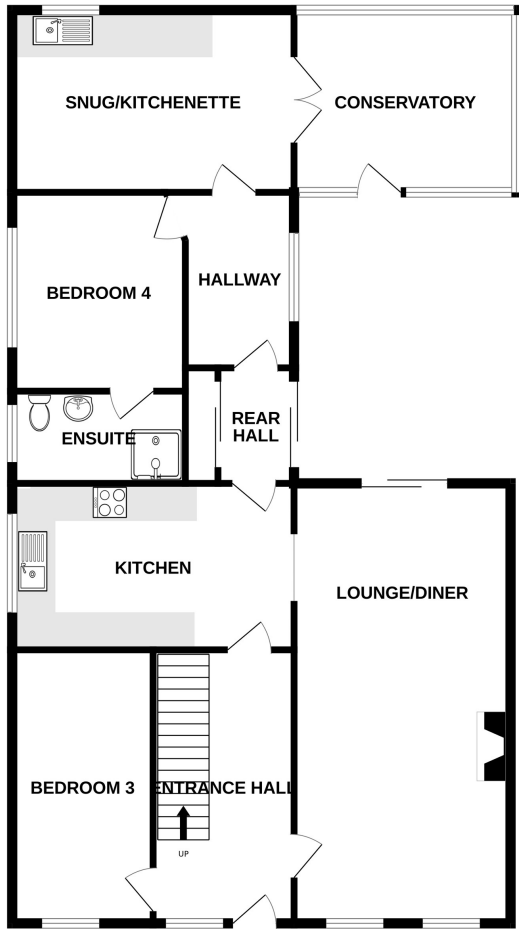
## APPLIANCES INCLUDED

- Rangemaster double oven
- Rangemaster extractor fan
- Hotpoint Aquarius dishwasher
- Zanussi tumble dryer
- Hotpoint washing machine

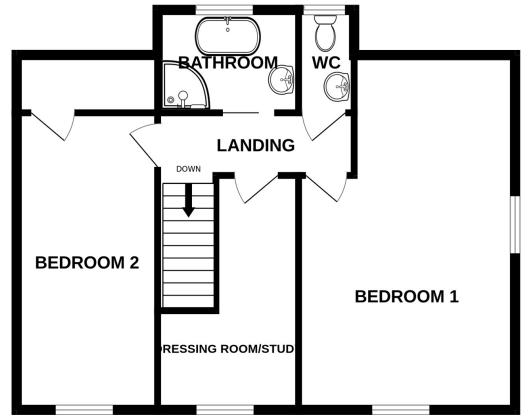
## SCHOOL CATCHMENT

La Mare de Carteret Primary School and High School

## GROUND FLOOR



## 1ST FLOOR



## LES SABLONNEUX

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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