



Mirabelle

8 Glebe Close, La Neuve Rue, Guernsey, GY1 1SE

 x3  x1 **PERRYS 16 D2 TRP 130**

- Three bedroom semi-detached house
- Quiet, convenient location
- Lounge/dining room
- Smart fitted kitchen
- Family home
- Low maintenance living
- Garage
- Sunny rear courtyard

£545,000

LOCAL MARKET

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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Mirabelle

A super three bedroom property in a quiet and convenient location just a few minutes from drive Town. 'Mirabelle' features three double bedrooms, lounge/dining room and smart fitted kitchen. Outside is a low maintenance and sunny courtyard, single garage and parking.

ACCOMMODATION COMPRISING

Entrance Hall

17' (5.18) max x 6'6" (1.98) max
Wood laminate flooring.

Bedroom 3

11'8" x 8'9" (3.56m x 2.67m)
Window to front. Wood laminate flooring.

Lounge / Dining Room

22'4" max x 13'1" max (6.8m max x 4m max)
Wall mounted electric fire. Sliding door and further door to rear garden.

Kitchen

9'8" x 6'10" (2.95m x 2.08m)
Fitted with a range of medium oak units with black granite effect work surfaces above incorporating 1 ½ bowl acrylic sink and drainer. Space for fridge/freezer and washing machine.

FIRST FLOOR

Landing

12'11" max x 5'8" (3.94m max x 1.73m)
Access to loft space. Cupboard housing hot water cylinder. Window to rear. Wood laminate flooring.

Bedroom 2

9'10" x 8'9" (3m x 2.67m)
Shower enclosure, recessed wash hand basin.
Window to front.

Separate WC

5'3" x 3'2" (1.6m x 0.97m)
Low flush wc. Window to front. Wood laminate flooring.

Bathroom

8'6" x 5'9" (2.6m x 1.75m)
Two piece suite. Window to front. Wood laminate flooring.

Bedroom 1

12'4" x 10' (3.76m x 3.05m)
Window to front. Wood laminate flooring.

OUTSIDE

Front

The property is approached over a private close road, a pathway leads to the front door. Either side of the fore garden is a parking space.

Garage

15'3" x 7'3" (4.65m x 2.2m)
Up-and-over door.

Side

A path extends through a wooden gate past the side of the property to the...

Rear

Where there is a delightful, sunny, enclosed rear garden area. Two wooden sheds and a small greenhouse, the whole area is enclosed by wooden fencing.

Appliances

Appliances include Range Master oven and hob with stainless extractor above, and Neff dishwasher.

TRP: 130

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

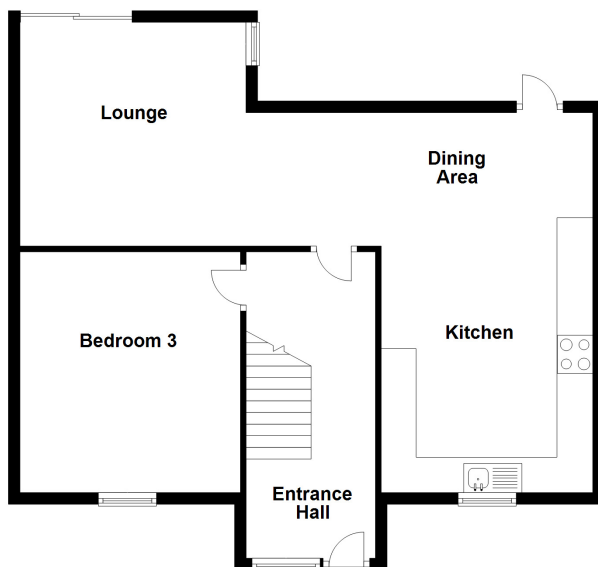
Services: All mains services. Gas fired central heating (bottled gas).

Construction: Cavity. uPVC double glazed windows. uPVC fascias and soffits.

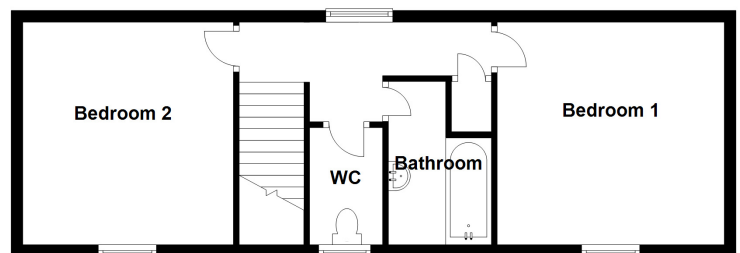
Price includes: Carpets, light fittings and appliances as listed.

Price excludes: Curtains and blinds.

Ground Floor



First Floor



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