



Les Pignons

Forest Road, St. Martin, Guernsey, GY4 6UE

£1,295,000

Open Market | Sole Agent

swoffers



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



Up to four bedrooms
Convenient for St Martins amenities
Short walk to south coast cliffs
South facing rear garden
Garage and parking
Opportunity to create a great home





About Les Pignons

Les Pignons is a detached four bedroom house close to the amenities of St Martins Village, within walking distance of the south coast cliffs and a short drive from the airport. The property would benefit from some upgrading but provides the opportunity to create a great family home with a good sized, south facing, rear garden, detached garage and parking for three vehicles.

ACCOMMODATION COMPRISING

Entrance Hall

14'11" x 6'7" (4.55m x 2m)

Kitchen

10'8" x 11'10" (3.25m x 3.6m)

Oil fired Aga, Bosch dishwasher, AEG fridge freezer and Hotpoint washing machine

Sitting Room

15'7" x 13'1" (4.75m x 4m)

Wooden parquet floors and bay window to front

Under stairs WC

6'7" x 2'9" (2m x 0.84m)

WC and hand basin

Sunroom

15'5" x 12'6" (4.7m x 3.8m)

Wide open entrance to sitting room . . .

Sitting Room

15'7" x 12' (4.75m x 3.66m)

First Floor Landing

12'6" x 3'11" (3.8m x 1.2m)

First Floor Landing WC

4'11" x 2'9" (1.5m x 0.84m)

WC

Family Bathroom

7'9" x 6'1" (2.36m x 1.85m)

Bath, basin, walk-in shower

Bedroom To Front

11' x 12' (3.35m x 3.66m)

Sink, window to front

Main Bedroom

18'3" x 12' (5.56m x 3.66m)

Sink

Bedroom 3

10'8" x 12'2" (3.25m x 3.7m)

Window to rear

Second Floor Landing

8'4" x 8'10" (2.54m x 2.7m)

Room to the rear / Office

12'5" x 10' (3.78m x 3.05m)

Hobby Room

10' x 10'10" (3.05m x 3.3m)

Large under eave storage closet. Window to front

Garage

16'1" x 10'2" (4.9m x 3.1m)

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains electricity and water. Cesspit. Full oil fired central heating.

Construction: Solid block. wooden single and uPVC double glazed windows.

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



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