



## Kauri House

Rue Cohu, Castel, Guernsey, GY5 7TG

 x3  x3 **PERRYS 15 H1 TRP 193**

- Semi-detached granite-faced property
- Ideally situated close to the West Coast beaches
- Spacious open-plan kitchen and living area
- Three bedrooms and three bathrooms
- Enclosed lawned garden with patio area
- Parking for up to four vehicles

**£765,000**

**LOCAL MARKET**

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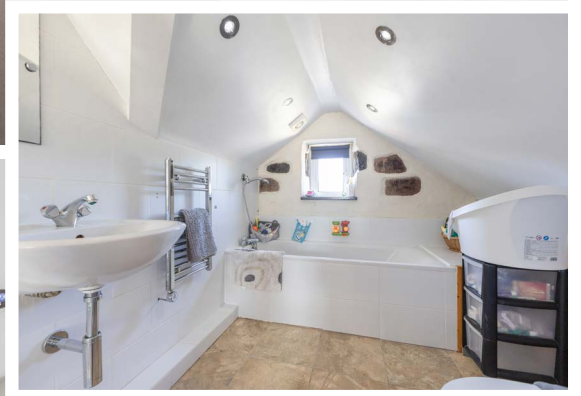
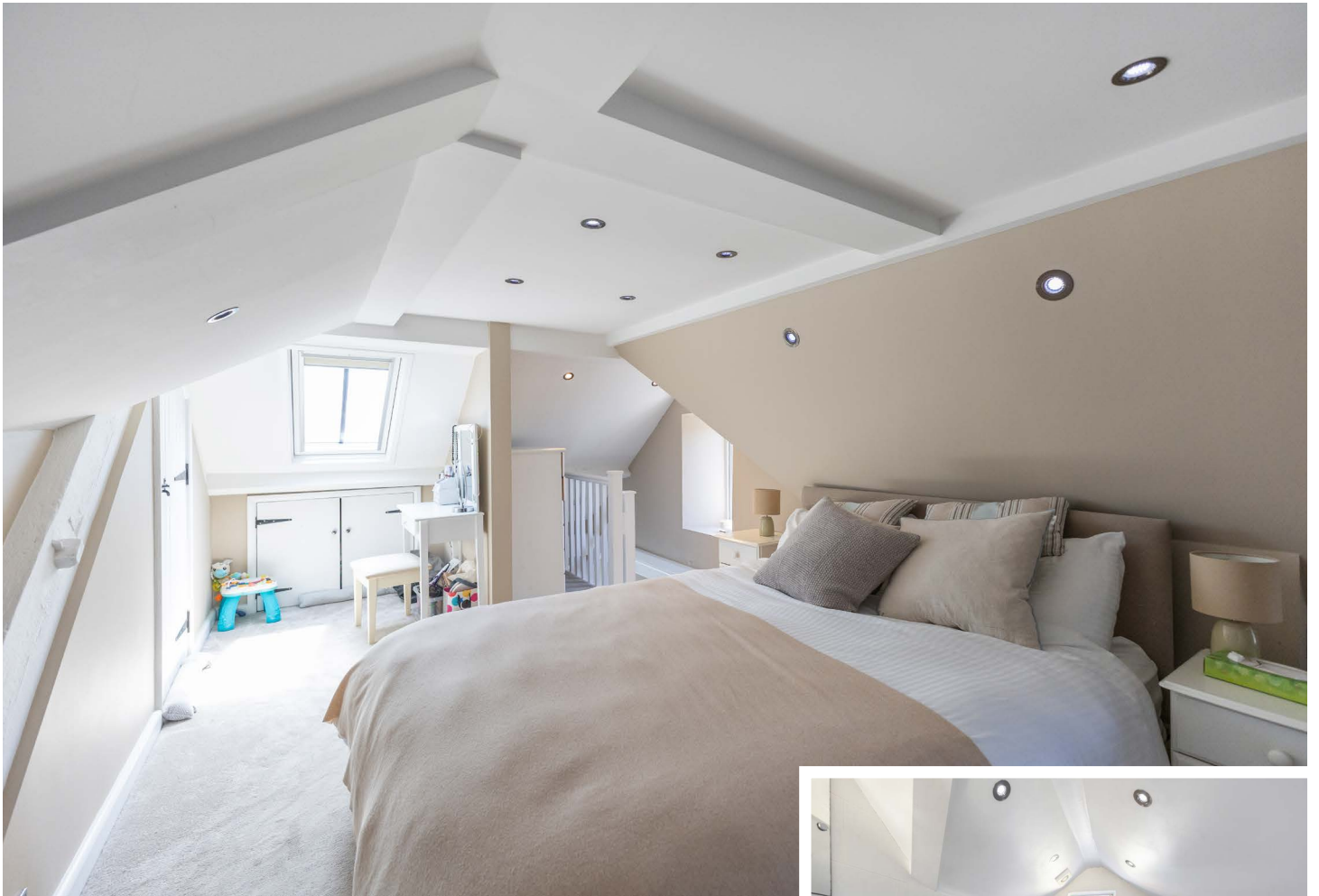


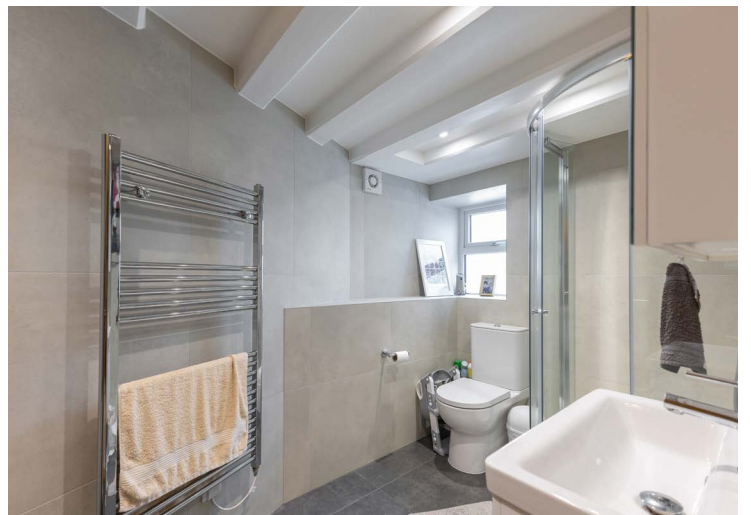
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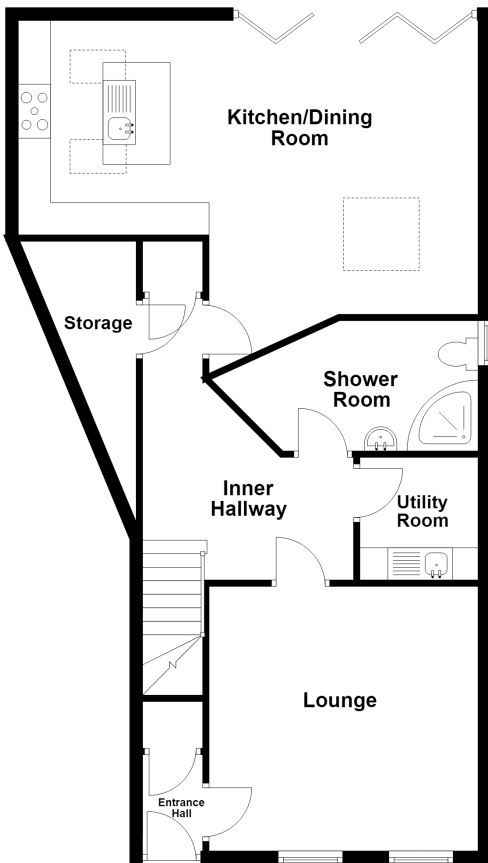




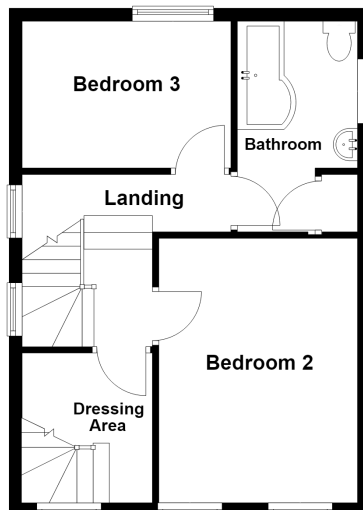




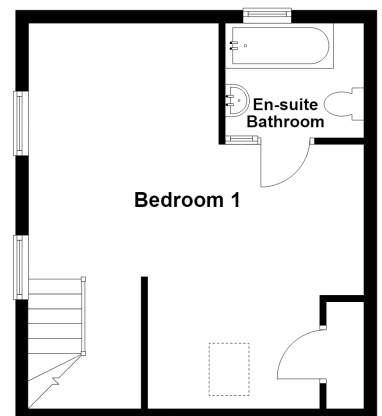
**Ground Floor**



**First Floor**



**Second Floor**



## About Kauri House

Kauri House is an attractive semi-detached, granite-faced property situated in a highly sought-after location, just a short distance from the beautiful west coast beaches and Saumarez Park.

The accommodation comprises a separate lounge, a spacious open-plan kitchen and living area, a separate utility room, and a ground-floor bathroom. Upstairs, there are three double bedrooms, including a principal bedroom with an en-suite shower room and dedicated dressing area, together with a modern family bathroom.

Externally, the property benefits from a west facing lawned and patio garden, providing an ideal space for outdoor entertaining. There is also ample parking for up to four vehicles.

### ACCOMMODATION COMPRISING

#### Entrance Hall

6'3" x 3'3" (1.9m x 1m)  
Understairs storage.

#### Lounge

15'1" x 12'6" (4.6m x 3.8m)

#### Inner Hallway

9'10" (3) (max) x 4'11" (1.5) (min) x 12'2" (3.7) (max) x 5'3" (1.6) (min) L-shaped  
Storage cupboard.

#### Utility Room

5'7" x 5'3" (1.7m x 1.6m)  
Fitted with a range of wall and base units with worksurfaces over incorporating a sink.

#### Shower Room

8'2" x 6'7" (2.5m x 2m)  
Fitted with a three piece suite of shower, wash hand basin with storage below and W.C.

#### Kitchen / Dining Room

21'4" (6.5) (max) x 12'2" (3.7) (min) x 20'8" (6.3) (max) x 12'2" (3.7) (min)  
Fitted with a range of grey wall and base units with granite worksurfaces over. French doors providing access to the garden.

### FIRST FLOOR

#### Landing

#### Bedroom 2

15'1" x 9'2" (4.6m x 2.8m)  
Windows providing aspect to the front of the property.

#### Bedroom 3

10'2" x 8'6" (3.1m x 2.6m)

#### Bathroom

11'10" x 5'3" (3.6m x 1.6m)  
Fitted with a three piece suite of bath with shower over, wash hand basin with storage and W.C.

#### Dressing Area

9'10" x 6'7" (3m x 2m)  
Fitted wardrobes. Window providing aspect to the front of the property. Stairs to...

### SECOND FLOOR

#### Bedroom 1

17'5" x 11'6" (5.3m x 3.5m)  
Valuated ceiling. Eaves storage and windows providing aspect to the front of the property. Exposed beams.

#### Ensuite Bathroom

7'3" x 7'3" (2.2m x 2.2m)  
Fitted with a three piece suite of bath, wash hand basin and W.C. Window providing aspect to the garden.

#### OUTSIDE

#### Front

Enclosed lawned area with path leading to the front door.

#### Rear

West-facing enclosed garden with patio and lawned area. Gate providing access to parking area where there is parking for 4 cars along with a shed.

#### Appliances

NEFF microwave, Range Master electric double oven with gas hob, Bosch dishwasher, Hotpoint washing machine, Hotpoint tumble dryer and Hotpoint freezer.

#### TRP: 193

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage. Oil fired central heating.

**Construction:** Granite construction. uPVC double glazed windows and uPVC fascias and soffits.

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

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