

**SOLE  
AGENT**



## Les Landes Du Bas

Les Baïssiers , Castel, Guernsey, GY5 7RA

 x3  x2 PERRYS 16 B2 TRP 194 + 49 + 32

- Detached bungalow
- Spacious living accommodation
- Convenient Castel location
- South facing garden with swimming pool
- Viewing highly recommended

**£875,000**

**LOCAL MARKET**

**swoffers**



[sales@swoffers.co.uk](mailto:sales@swoffers.co.uk)

**01481 711766**

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





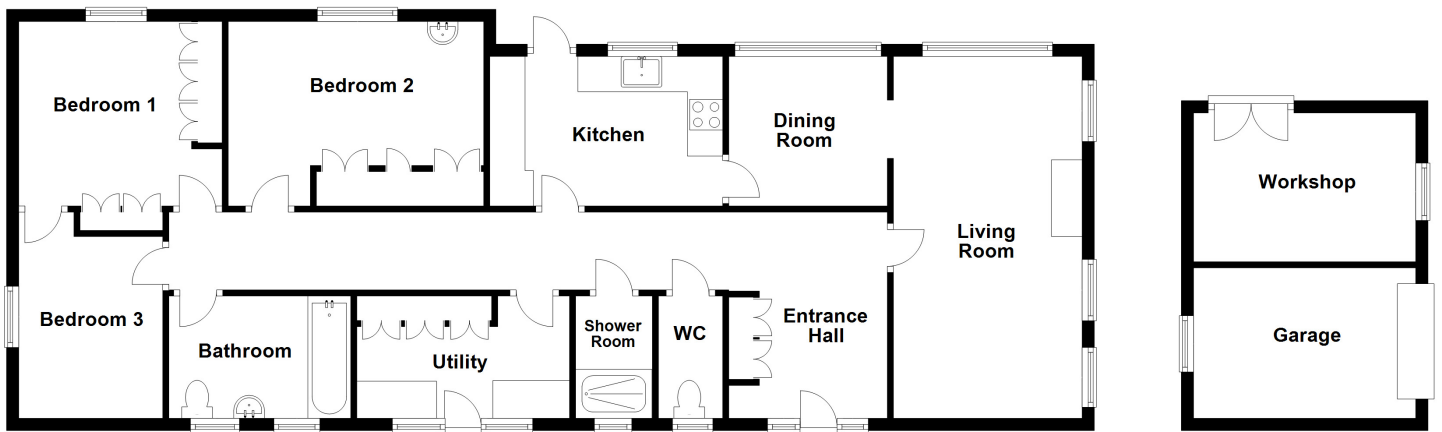








Ground Floor



## About Les Landes Du Bas

'Les Landes du Bas' is a superb detached bungalow situated in the Castel on the western outskirts.

The accommodation on offer comprises three bedrooms, three piece bathroom, shower room, separate WC, kitchen, dining room and spacious living room.

The property benefits from a garage with loft storage, workshop and parking for multiple vehicles.

Externally, there is a fully enclosed south facing private garden with a fantastic alfresco dining area and a heated swimming pool is the focal point of the garden.

### ACCOMMODATION COMPRISING

#### GROUND FLOOR

##### Entrance Hall

11'3" (3.42) max & 4'4" (1.33) min x 20'10" (6.36) max & 7'5" (2.25) min  
Fitted cloaks cupboard.

##### Separate WC

6'5" x 3'2" (1.96m x 0.97m)  
Fitted with a two piece suite of wall mounted wash hand basin and W.C.

##### Shower Room

5'8" x 3'11" (1.73m x 1.2m)  
Fitted with a shower enclosure.

##### Utility Room

10'8" x 6' (3.25m x 1.83m)  
Fitted with a range of wall and base units with single bowl stainless steel sink. Built-in storage cupboards. Door to the front of the property.

##### Inner Hallway

14'10" x 4'6" (4.52m x 1.37m)

##### Bathroom

8'2" x 6' (2.5m x 1.83m)  
Fitted with a Jacuzzi bath, wash hand basin set into vanity unit and W.C.

##### Bedroom 1

14'9" x 13' (4.5m x 3.96m)  
Contemporary fitted furniture. View over the rear garden. Door giving access to...

##### Bedroom 3

13'1" x 10'9" (4m x 3.28m)  
This used to be an ensuite to Bedroom 1 and could be reinstated if desired.

##### Bedroom 2

14'8" x 9'11" (4.47m x 3.02m)  
Fitted wardrobes.

##### Kitchen

11'7" x 11'3" (3.53m x 3.43m)  
Fitted with a range of wall and base units with work surface over incorporating a 1 1/2 bowl stainless steel sink and drainer.

##### Dining Room

11'5" x 10'7" (3.48m x 3.23m)  
Sliding door to the rear garden. 2.34m opening into...

##### Lounge

25'4" x 12'2" (7.72m x 3.7m)  
Working fireplace.

#### OUTSIDE

##### Front

Approached via a privately owned track which this property has right-of-way over onto a tarmac driveway where there is parking for six or more vehicles. Stone bond pathway leading all around the property.

##### Garage

18'3" x 16'8" (5.56m x 5.08m)  
Single up-and-over garage. Workshop with its own access.

##### Sides

To one side is a small west-facing patio area and to the other side of the property is a secluded garden, garden shed and summer house.

##### Rear

Where there is a fully enclosed south facing private garden surrounded by medium height wall, fencing and mature shrubs. The stonebond pathway leads around to create a fantastic alfresco dining area. There is also the central piece of the garden where there is a heated swimming pool and a pond with waterfall.

##### Appliances

Integrated Hotpoint dishwasher, Rangemaster hob, Hotpoint extractor fan, integrated Hotpoint double oven, free standing Bosch fridge/freezer, free standing Hotpoint tumble dryer, free standing Hotpoint washing machine.

**TRP:** 194 + 49 + 32

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** All mains. Full oil fired central heating. Oil heating for the swimming pool.

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

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

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