

SOLE
AGENT



Millmy

46 Cornet Street, St. Peter Port, Guernsey, GY1 1LF

 x3  x3 **PERRYS 5K9 TRP 158**

- Charming townhouse
- Situated in the heart of St Peter Port
- Delightful low maintenance garden
- Three bedrooms and three bathrooms
- Stunning east coast views from the top floor
- Rented parking options nearby

£615,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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





About Millmy

'Millmy' is a charming townhouse situated in the heart of St Peter Port within close proximity to local amenities. Millmy has recently undergone significant upgrades including a new roof. The property is split over three levels and the rooms are spacious throughout. The lounge comprises a dual aspect, with exposed brick and the kitchen area is large enough to fit a breakfast table. There are three good sized bedrooms, two en suites, one large family bathroom and a utility room. The master bedroom has stairs leading to a large, functional loft area which boasts fantastic east coast views. Externally, there is a low maintenance garden complete with storage room. There is excellent on-street parking, with nearby rental parking available.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

8'2" x 3'7" (2.5m x 1.1m)
Tiled flooring.

Lounge

14'5" x 13'11" (4.4m x 4.24m)
Large bay window providing aspect to the front and another window providing aspect to the rear.
Exposed granite wall.

Kitchen

14'9" x 11'6" (4.5m x 3.5m)
Fitted with a range of wall and base units with work surface over incorporating a sink bowl and drainer.
Two windows providing aspect to the front and a window providing aspect to the rear.

Conservatory

14'3" x 7'3" (4.34m x 2.2m)
Tiled flooring.

FIRST FLOOR

Landing

9'2" x 4'11" (2.8m x 1.5m)

Family Bathroom

14'9" x 8'2" (4.5m x 2.5m)
Four piece suite with wash hand basin, bath, shower and WC. Fully tiled walls and floor.

Bedroom 3

15'5" x 9'2" (4.7m x 2.8m)
Dual aspect.

SECOND FLOOR

Landing

3'3" x 2'11" (1m x 0.9m)

Bedroom 2

16'5" (5) x 13'9" (4.2) (max) x 6'7" (2) (min)
Dual aspect.

Ensuite Bathroom

6'11" x 3'3" (2.1m x 1m)
Three piece suite with shower, wash hand basin and WC. Fully tiled walls and floor.

Bedroom 1

16'5" x 14'5" (5m x 4.4m)
Dual aspect. Stairs leading up to a substantial attic room.

Ensuite Bathroom

7'7" x 5'11" (2.3m x 1.8m)
Three piece suite with wash hand basin, shower and WC. Fully tiled walls and floor. Frosted window providing aspect to the front.

Attic

17'5" x 13'1" (5.3m x 4m)
Large Velux window providing sea views towards Havelet.

OUTSIDE

Rear

Low maintenance garden leading to decking and astro turf. Private enclosed garden with a large timber shed.

Appliances

Beco oven and hob, Caple extractor fan, Zanussi fridge, Zanussi freezer, small wine fridge, Beco dishwasher.

TRP: 158

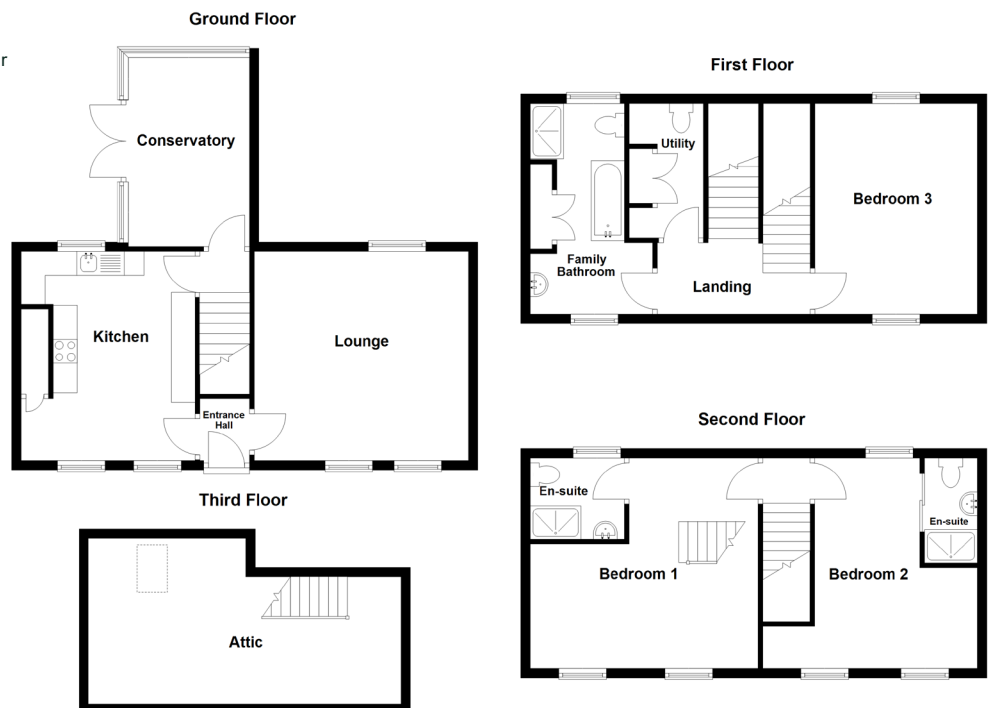
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.
Electric storage heaters.

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

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



swoffers



sales@swoffers.co.uk

01481 711766

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.