

SOLE
AGENT



Ard Na Mara

Camp Collette, Green Lanes, St. Peter Port, GY1 1TW

🛏 x2 🚿 x1 PERRYS 16D4 TRP 110

- Two bedroom semi-detached house
- Well proportioned living space
- Short stroll to Rohais amenities
- Low maintenance rear courtyard garden
- Single garage and parking for three cars
- Good First-Time-Buy

£549,000

LOCAL MARKET

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





About Ard Na Mara

'Ard Na Mara' is a well-presented, recently renovated two-bedroom semi-detached home, situated in a convenient central location on the outskirts of St Peter Port. The property offers well-proportioned accommodation throughout. The ground floor comprises a bright and inviting lounge, a separate dining room, a galley-style kitchen, and a bathroom, providing a practical and comfortable layout for modern living. Upstairs, there are two generous double bedrooms, with the main bedroom benefitting from an ensuite shower room. Externally, the property enjoys excellent parking provisions, with space for two cars at the front and additional parking for several vehicles to the rear. The rear garden is laid to lawn, creating a pleasant outdoor space, and is complemented by a good-sized storeroom offering valuable additional storage.

ACCOMMODATION COMPRISING

GROUND FLOOR

Dining Room

15' x 11'11" (4.57m x 3.63m)

Sitting Room

11'9" x 11'5" (3.58m x 3.48m)

Windows providing aspect to the front.

Kitchen

11' x 7'5" (3.35m x 2.26m)

Fitted with a range of wall and base units. Door providing access to the garden.

Bathroom

7'11" x 7'8" (2.41m x 2.34m)

Fitted with a three piece suite of bath with shower over, wash hand basin and W.C.

FIRST FLOOR

Landing

6'2" x 2'7" (1.88m x 0.79m)

Bedroom 1

11'11" x 11'5" (3.63m x 3.48m)

Windows providing aspect to the rear of the property.

Ensuite Shower Room

6'3" x 3'11" (1.9m x 1.2m)

Fitted with a three piece suite of shower, wash hand basin with storage below and W.C.

Bedroom 2

12'1" (max) x 12' (3.68m (max) x 3.66m)

Windows providing aspect to the front of the property.

OUTSIDE

Front

Parking for two cars.

Rear

Additional parking for two cars in tandem. Rear garden has patio and garden laid to lawn.

Storage Room/Garage

15' x 6'11" (4.57m x 2.1m)

Housing the water tank and gas boiler.

Appliances

Zanussi electric oven, extractor fan, dishwasher, Hotpoint fridge/freezer and Siemens washing machine.

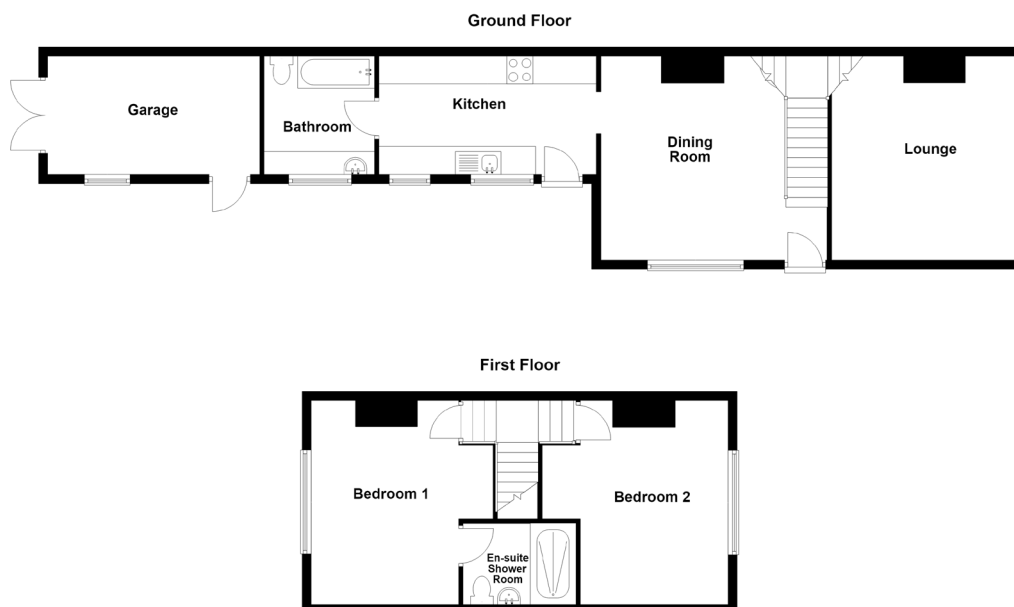
TRP: 110

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Gas central heating. Construction: Single block thermoboarded. uPVC double glazed windows. uPVC fascias and soffits.

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



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