

SOLE
AGENT



Coin Du Soleil

Rue De La Ronde Cheminee, Castel, GY5 7GB

 x3  x1 **PERRYS 8 C3 TRP 163**

- Delightful three bedroom family home
- Sought after Grandes Rocques location
- Well presented throughout
- Generous reception spaces
- Low maintenance wrap-around gardens
- Parking for two to three vehicles

£755,000

LOCAL MARKET

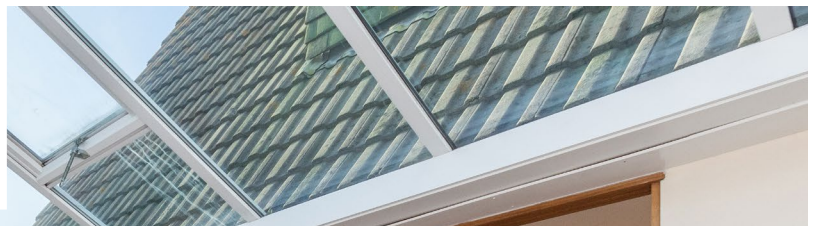
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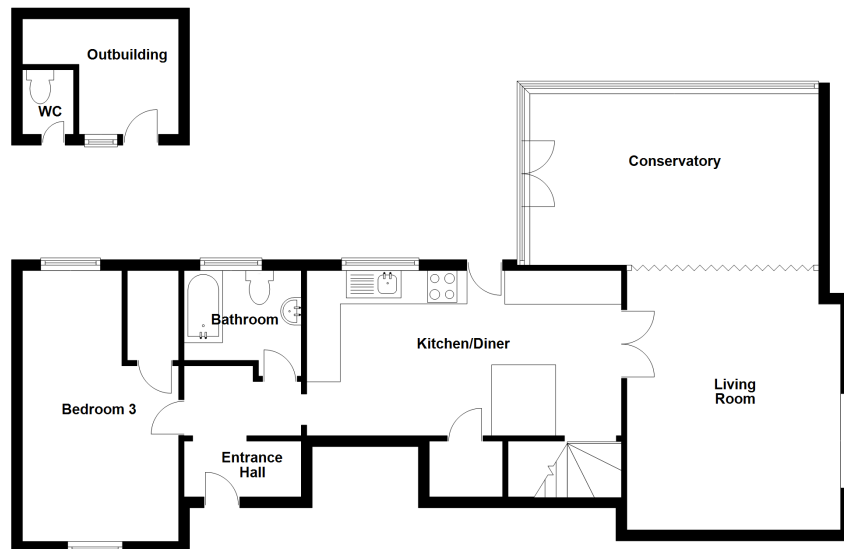




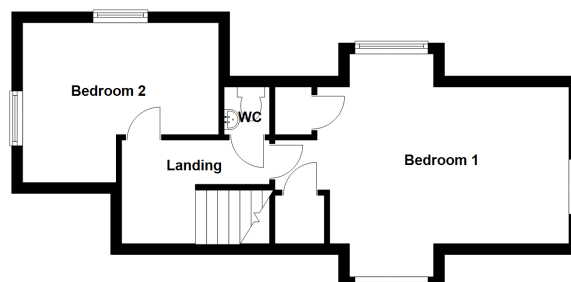




Ground Floor



First Floor



About Coin Du Soleil

'Coin du Soleil' is a delightful semi-detached family home situated in a highly sought after location at Grandes Rocques. The accommodation on the ground floor comprises a large eating kitchen, spacious sitting room and a sunroom, a family bathroom and a third bedroom. The first floor accommodation offers two bedrooms, one being the master and an additional cloakroom/WC. Externally the property benefits from parking for two to three vehicles and a low maintenance wrap-around garden. Viewings are recommended at the delightful family property.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

8'4" x 6'4" (2.54m x 1.93m)

Bedroom 3

17'2" x 10'9" (5.23m x 3.28m)

Dual aspect, windows providing aspect over the front and rear.

Bathroom

6'8" x 6' (2.03m x 1.83m)

Fitted with a three piece suite of bath with rain fall shower over, wash hand basin and W.C. Grey tiled floor and walls. Frosted window providing aspect over the rear.

Kitchen

29'8" x 10'10" (9.04m x 3.3m)

Grey wall and base units and peninsula as fitted. Window providing aspect and door providing access to the rear. Two double doors leading to the sitting room.

Utility Cupboard

8'4" x 2'9" (2.54m x 0.84m)

Sitting Room

16'7" x 15'7" (5.05m x 4.75m)

Window providing aspect to the side. Bi-folding doors leading to the...

Sunroom

17' x 11'5" (5.18m x 3.48m)

French doors providing access to the garden.

FIRST FLOOR

Bedroom 2

11'5" x 10'11" (3.48m x 3.33m)

Dual aspect with window providing aspect to the side and rear. Storage cupboard.

Cloakroom

3'6" x 3' (1.07m x 0.91m)

Two piece suite of wash hand basin and W.C.

Bedroom 1

20'9" x 13'4" (6.32m x 4.06m)

Triple aspect. Bespoke built-in wardrobes.

OUTSIDE

Front

There is a tarmac driveway providing parking for two to three cars.

Side

Patio walkway to the rear.

Rear

Where there is an outbuilding and oil tank and a large patio area which takes you to the rear garden which is laid to artificial lawn and bounded by garden wall. There is a further area of artificial lawn which is bounded by a mixture of low wall, garden fence and hedging. There is a gate providing access to the road.

Appliances

Two Neff integrated ovens, Neff hob, Franke extractor fan, integrated dishwasher, integrated fridge/freezer, Beko washing machine.

TRP: 163

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

Construction: Cavity.

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

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