

**SOLE
AGENT**



Shamrock Cottage

Rue Thomas, St. Peter Port, GY1 2RE

 x3  x1 **PERRYS 17 E2 TRP 137**

- Detached bungalow
- Presented with no onward chain
- 3 double bedrooms
- Parking for up to 3 vehicles
- Convenient St Peter Port location
- Sunny enclosed garden

£595,000

LOCAL MARKET

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sales@swoffers.co.uk

01481 711766

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





About Shamrock Cottage

Shamrock Cottage is a charming detached bungalow located in St Peter Port, presented to market with no onward chain. This delightful home offers three spacious double bedrooms and a welcoming living room featuring a working fireplace.

The property benefits from a well-equipped kitchen, a family bathroom, and a bright sunroom overlooking the garden. An additional utility room provides extra convenience and storage space.

Outside, the garden is partly laid to patio and partly to lawn, creating an ideal space for both relaxing and entertaining. To the front of the property, there is parking for up to three vehicles.

ACCOMMODATION COMPRISING

Entrance Hall

9'4" x 6'2" (2.84m x 1.88m)

Hallway

9'7" x 3'11" (2.92m x 1.2m)

Access to the loft.

Bedroom 3

12'10" x 10'11" (3.9m x 3.33m)

Fitted wardrobes. Wood laminate flooring. Large window to front.

Bedroom 2

13' x 9' (3.96m x 2.74m)

Fitted wardrobes. Large window providing aspect to the side.

Living Room

17'5" x 11' (5.3m x 3.35m)

Wood flooring. Fireplace. Large window to side.

Bedroom 1

13'6" x 10' (4.11m x 3.05m)

Large window with aspect to the front.

Kitchen

11' x 8'6" (3.35m x 2.6m)

Fitted with a range of wall and base units incorporating 1½ bowl sink and drainer. Window overlooking the sunroom.

Side Entrance Hall

5'9" x 3'1" (1.75m x 0.94m)

Bathroom

7'10" x 6'2" (2.4m x 1.88m)

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

Sunroom

19'3" x 8'8" (5.87m x 2.64m)

A lovely sunny room with views over the garden.

Utility Room

11'6" x 7'1" (3.5m x 2.16m)

Fitted with a range of white wall and base units incorporating sink and drainer. Window overlooking the garden.

OUTSIDE

Rear

Where there is a sunny lawned garden with two patio areas. Access down the side leads to the parking area.

Appliances

Samsung American style fridge, Hotpoint microwave oven, Hotpoint oven, Cooke & Lewis induction hob, Indesit dishwasher, Bosch washing machine, Zanussi fridge/freezer, chest freezer.

TRP: 137

Viewing: BY APPOINTMENT

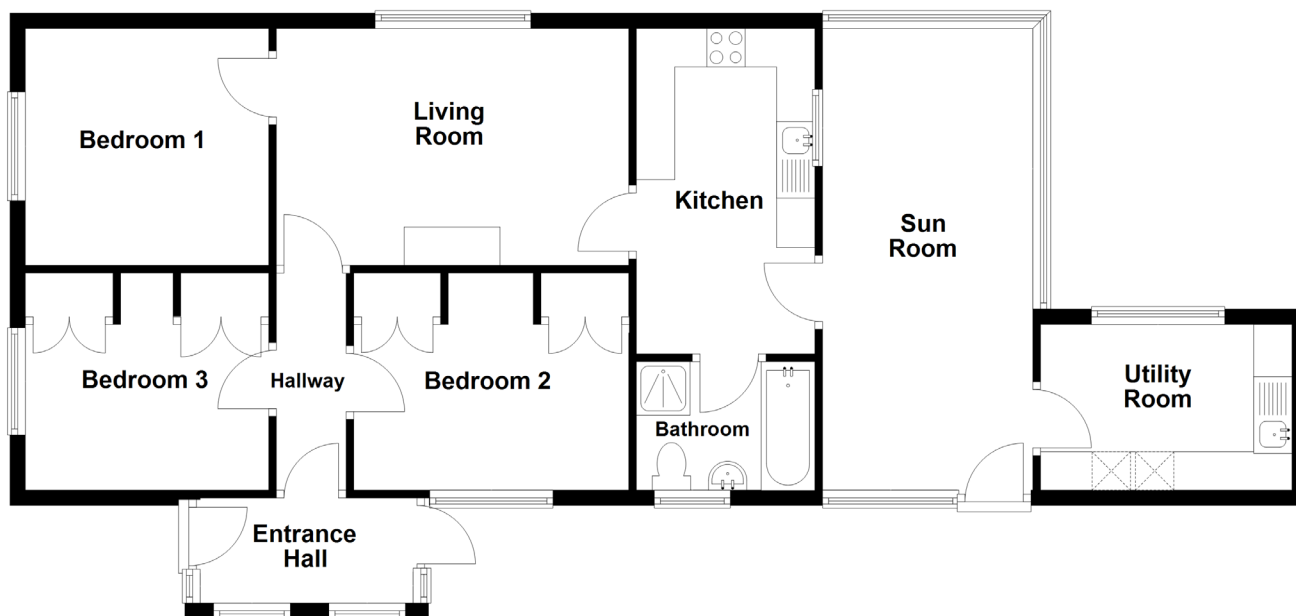
Possession: BY ARRANGEMENT

Services: All mains. Full oil fired central heating.

Construction: Single block. utility and bathroom thermoboarded. uPVC double glazed windows. uPVC fascias and soffits.

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

Ground Floor



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