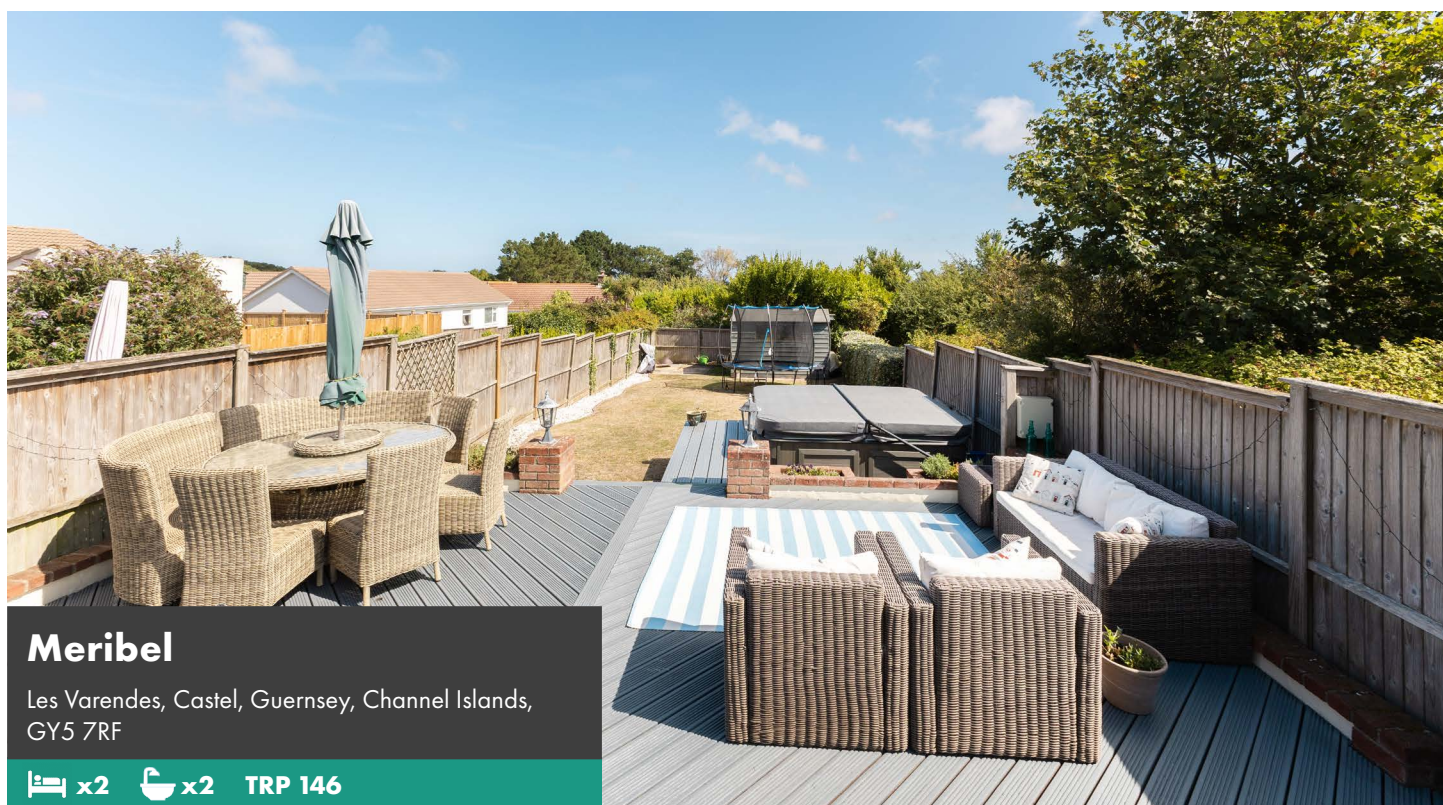


**SOLE
AGENT**



Meribel

Les Varendes, Castel, Guernsey, Channel Islands,
GY5 7RF

 x2  x2 **TRP 146**

- Charming semi-detached cottage
- Immaculately presented
- Two well-proportioned bedrooms
- Spacious living room
- Parking for two
- Large rear garden

£650,000

LOCAL MARKET

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01481 711766

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





About Meribel

Meribel is a well-presented two-bedroom family home situated in a convenient location in Castel. The property features a bright and homely living room with feature fireplace, a well-appointed utility room and downstairs shower room and a stylish kitchen with double doors that open out onto the garden. Upstairs, the primary bedroom is a generous size with views over the garden and nearby fields, there is a well-appointed family bathroom and good sized second bedroom. Externally, the property benefits from a large, sunny, low-maintenance garden and parking for two vehicles at the front of the property. Internal viewing is highly recommended.

ACCOMMODATION COMPRISING

Entrance Hall

4'7" x 2'11" (1.4m x 0.9m)
Large storage cupboard.

Lounge

22'4" x 12'8" (6.8m x 3.86m)
Working fireplace with hearth and surround with wooden mantel. Windows with aspect to the front and side.

Utility Room

8' x 5'1" (2.44m x 1.55m)
Window with aspect to the side.

Shower Room

7'10" x 4'9" (2.4m x 1.45m)
Fitted with a three piece suite of shower, wash hand basin with storage below and W.C. Small frosted window with aspect to the side.

Kitchen

11'8" x 11'2" (3.56m x 3.4m)
Stylishly appointed with a range of wall and base units with work surface over. Tiled splashback. Window with aspect to the side and double doors giving access out onto the patio.

FIRST FLOOR

Landing

11'8" x 5'5" (3.56m x 1.65m)
With aspect to the side.

Bathroom

7'7" x 6'7" (2.3m x 2m)
Fitted with a three piece suite of bath with shower over, wash hand basin with storage below and W.C. Fully tiled. Frosted window with aspect to the side.

Bedroom 2

14'5" x 8'2" (4.4m x 2.5m)
Two windows with aspect over the front.

Bedroom 1

13'9" x 11'6" (4.2m x 3.5m)
Dual aspect with views over the garden and fields beyond.

OUTSIDE

Front

The property is approached over a paved driveway providing parking for two cars. Access down the side of the property to the rear garden.

Rear

There is a beautifully landscaped garden with a decked area and steps leading down to a lawn, the garden is bounded by a mixture of hedging and fencing.

Appliances

Bosch hob, Cooke & Lewis extractor fan, integrated Beko microwave, integrated Bosch double oven, integrated fridge/freezer, Zanussi washing machine, Zanussi tumble dryer.

TRP: 146

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Electric heating.

Construction: Granite and cavity. uPVC double glazed windows. uPVC fascias and soffits.

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



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