



2 Cobo Sands

Route de Carteret, Castel, Guernsey, GY5 7UX

 x3  x2 PERRYS 15 E2 TRP TBC

- Superb brand new three bedroom home
- High quality fixtures and fittings
- A stone's throw away from Cobo beach and local amenities
- South-facing patio
- Stylishly appointed throughout
- Parking for two

£845,000

LOCAL MARKET

swoffers



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





About 2 Cobo Sands

2 Cobo Sands is a superb new build, located just a stone's throw from Cobo Beach and close to a range of local amenities. The property offers three spacious bedrooms, two featuring bespoke fitted storage and attractive sea views, along with two bathrooms fitted with high-quality Villeroy & Boch three piece suites. The generous open-plan kitchen/living area is equipped with a range of premium Neff appliances, creating an ideal space for modern living. A sizeable, fully boarded loft completes the interior accommodation. Externally, the property benefits from parking for two cars to the front and a private, fully enclosed patio to the rear. This is a fantastic opportunity to acquire a brand-new home in one of Guernsey's most sought-after locations.



ACCOMMODATION COMPRISING

Entrance Hall

18'11" x 3'8" (5.77m x 1.12m)

Understairs cupboard housing the electrics.

Cupboard and shelved alcove space (space for washing machine and tumble dryer).

Bedroom 3

13'9" x 10'10" (4.2m x 3.3m)

Window providing aspect to the front.

Shower Room

8'6" x 4'6" (2.6m x 1.37m)

Fitted with a three piece Villeroy & Boch suite of shower, wash hand basin with storage below and W.C. Window with aspect to the side.

Kitchen / Living Room

19'7" x 16'8" (5.97m x 5.08m)

Fitted with a range of wall and base units with work surface over incorporating 1 bowl sink and drainer. There is a large centre island. Window providing aspect to the side. Large sliding doors to the patio giving access and providing sunny aspect to the rear.

FIRST FLOOR

Landing

7'8" x 3'9" (2.34m x 1.14m)

Access to the floored loft. Cupboard housing the hot water cylinder and boiler.

Bedroom 1

14'8" x 10'6" (4.47m x 3.2m)

Fitted with a range of bespoke built-in wardrobes and drawers. Window providing aspect to the front with elevated sea views.

Bedroom 2

8'10" x 13'1" (2.7m x 4m)

Fitted with a range of bespoke built-in wardrobes and drawers. Window providing aspect to the rear.

Bathroom

7'7" x 6'8" (2.3m x 2.03m)

Fitted with a three piece Villeroy & Boch suite of bath with shower over, wash hand basin with storage below and W.C. Electrically operated Velux window.

OUTSIDE

Front

There is parking for two vehicles.

Side

A brick paved path with outside power supply and possibility of installing a car charging point. The path leads to...

Rear

Fully enclosed patio with boarder of planted shrubs and garden shed.

Appliances

Neff oven, Neff combi-oven, Neff freezer, Neff fridge, Neff hob, Neff extractor fan, Neff dishwasher

TRP: TBC

Viewing: BY APPOINTMENT

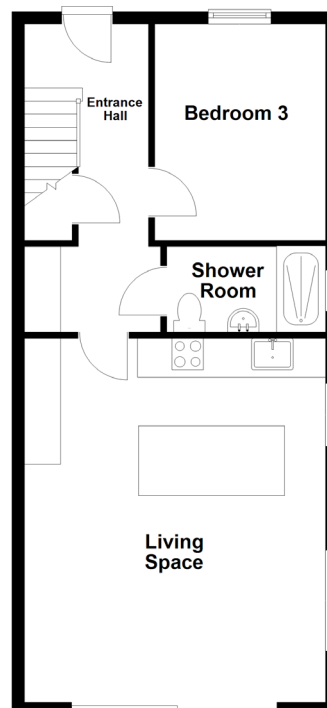
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric underfloor heating to ground floor, except for bedroom 3. All bedrooms have electric radiators.

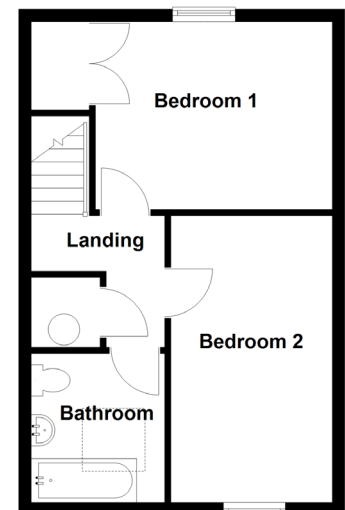
Construction: Cavity construction. uPVC double glazed windows.

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

Ground Floor



First Floor



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