

SOLE
AGENT



Skyfall

Clos Des Varendes, Les Varendes, Castel, GY5 7RQ

🛏️ x4 🚿 x1 PERRYS 16A3 TRP 156

- Semi-detached family home
- 4 bedrooms
- South facing garden
- Parking for four cars
- Recently extended and upgraded throughout
- Convenient Castel location

£730,000

LOCAL MARKET

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





About Skyfall

Skyfall is a well-presented semi-detached house located on a quiet clos in Castel, close to local amenities. Extended and upgraded by its current owners, this accommodation offers a spacious living room, separate dining room (or fourth bedroom), separate kitchen and downstairs W/C. Upstairs are three well-proportioned bedrooms and a family bathroom. The primary bedroom benefits from vaulted ceilings and the opportunity to put your own stamp on the en-suite bathroom that has plumbing in place already

To the front, there is parking for four vehicles. To the rear, there is a south facing patio and enclosed garden. The property backs onto rural fields, providing a pleasant green outlook. Skyfall is a fantastic, low maintenance family home offering space and convenience alike.

ACCOMMODATION COMPRISING

Entrance Hall

5'11" x 4'3" (1.8m x 1.3m)
Luxury vinyl flooring.

Separate WC

4'3" x 4'3" (1.3m x 1.3m)
Wash hand basin with storage below and W.C. Luxury vinyl flooring. Electric radiator.

Dining Room / Bedroom 4

11'10" x 8'6" (3.6m x 2.6m)
Window to front. Built-in storage cupboard. Electric radiator.

Living Room

16'9" x 13'1" (5.1m x 4m)
A lovely bright and airy room. Fitted with a wood burning stove. Stairs to first floor.

Kitchen

13'1" x 9'10" (4m x 3m)
Fitted with a range of wall and base units with work surface over incorporating 1 1/2 bowl sink and drainer. Tiled floor with underfloor heating.

Utility Room

13'1" x 2'11" (4m x 0.9m)
Wall mounted shelving. Door giving access to the garden. Underfloor Heating.

FIRST FLOOR

Landing

7'3" x 7'3" (2.2m x 2.2m)
Access to the loft.

Bathroom

9'2" x 5'3" (2.8m x 1.6m)
Fitted with a three piece suite of bath with waterfall shower over, wash hand basin with storage below and W.C. Heated towel rail. Tiled floor with underfloor heating. Tiled walls.

Bedroom 3

11'2" x 9'2" (3.4m x 2.8m)
A lovely bright and airy dual aspect room. Electric radiator.

Bedroom 2

13'1" x 9'10" (4m x 3m)
Window to rear overlooking the garden and rural fields behind giving a pleasant green outlook. Electric radiator.

Bedroom 1

15'5" x 13'5" (4.7m x 4.1m)
Impressive vaulted ceiling and a Velux window and a window to front. Electric radiator.

Ensuite Bathroom

7'3" x 4'3" (2.2m x 1.3m)
Note: The plumbing is in place but the room is not finished and will be sold as seen.

OUTSIDE

Front

There is a brick paved driveway which provides parking for at least four cars. There is a lawned area to the side.

Rear

There is a sunny south facing garden which is laid to Astro-Turf with some seating, the garden is enclosed by walls.

Appliances

Bosch induction hob, concealed Bosch extractor fan, Bosch double ovens, integrated fridge/freezer, integrated Hotpoint washing machine, integrated Beko dishwasher, Hotpoint tumble dryer.

TRP: 156

Viewing: BY APPOINTMENT

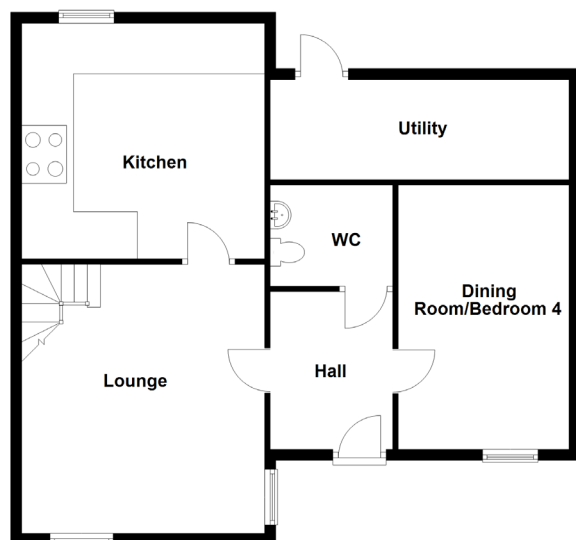
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric heating.

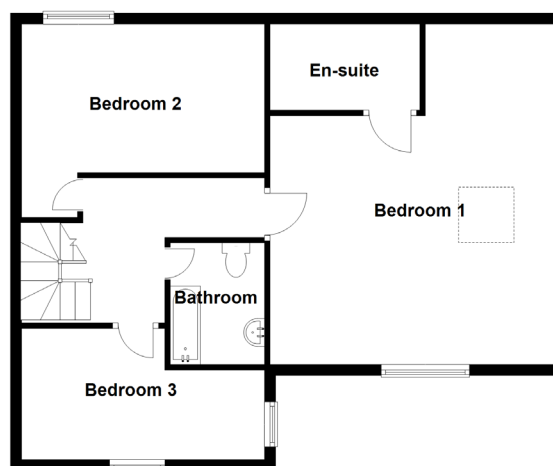
Construction: Cavity. uPVC double glazed windows.

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

Ground Floor



First Floor



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