



## Avalon

Rue Des Francais, Castel, GY5 7FH

 x5  x3 **PERRYS 8C3 TRP 194**

- Detached home offering up to five bedrooms
- Excellent location close to west coast
- Fantastic kitchen/dining/living room at the heart of the property
- Separate sitting room or bedroom 5
- Two bath/shower rooms
- Self contained one bedroom detached annexe
- West facing garden
- Generous parking

**£975,000**

**LOCAL MARKET**

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**SELF CONTAINED ANNEXE**



## About Avalon

Avalon is a five bedroom detached family home in an excellent location within easy reach of the west coast. It features well proportioned accommodation, at the heart of which is a superb kitchen/dining/living room complimented by a separate sitting room or bedroom 5, with three piece bathroom alongside. Upstairs are three really good sized double bedrooms, one featuring a balcony, all serviced by another stylish three piece bathroom. To the rear is a detached one bedroom self contained annexe ideal for a dependant relative or a potential income, together with a low maintenance west facing garden and plenty of parking. An excellent family home in a desirable location.

## ACCOMMODATION COMPRISING

### Entrance Hall

19'8" x 7'3" (6m x 2.2m)

### Kitchen / Dining / Living Room

29'4" (max) x 10'9" (8.94m (max) x 3.28m)

Fitted with a range of dark green wall and base units with Corian work surfaces above incorporating single bowl, single drainer sink.

### Utility Room

14'7" x 5'9" (4.45m x 1.75m)

Space and plumbing for washing machine and space for tumble dryer. Gas fired central heating boiler.

### Sitting Room / Bedroom 5

18'1" x 8'2" (5.5m x 2.5m)

### Bathroom

7'5" x 8'2" (2.26m x 2.5m)

### Bedroom 4

10'9" x 8'4" (3.28m x 2.54m)

## FIRST FLOOR

### Landing

6'11" x 3'7" (2.1m x 1.1m)

### Bedroom 1

22'6" x 8'4" (6.86m x 2.54m)

### Shower Room

6'8" x 7' (2.03m x 2.13m)

### Bedroom 3

11'1" x 10'9" (3.38m x 3.28m)

### Bedroom 2

14'10" (4.53) x 11'1" (3.38) (max) to dormer

## SELF CONTAINED ANNEXE

### Kitchen/Dining/Living Area

16'7" x 9'9" (5.05m x 2.97m)

The kitchen is fitted with a range of medium wood wall and base units with laminate work surfaces above incorporating single bowl, single drainer sink.

### Shower Room

7'9" x 5'9" (2.36m x 1.75m)

### Bedroom

9'8" x 9'10" (2.95m x 3m)

## OUTSIDE

### Front

The property is approached over a tarmac driveway which extends onto a gravelled driveway where there is parking for several cars.

### Side

On the left side of the property a gate leads to the rear.

### Rear

Stone path leads to a detached annexe. There is a low maintenance west facing enclosed garden laid to Astro-turf, incorporating a flagstone patio to the immediate rear of the house. In one corner is a wooden shed and a chicken coop.

### Appliances

Nexus gas range and hob, Cooke & Lewis extractor fan, Bosh dishwasher, LG free standing fridge and freezer. Annexe: Whirlpool electric oven and grill, Schott Ceran four ring ceramic hob, Ciarra extractor fan, Indesit washing machine, Hotpoint free standing fridge and freezer.

TRP: 194

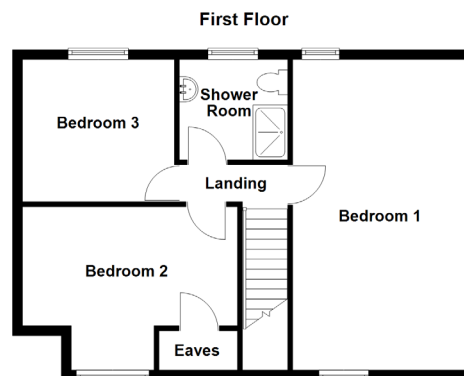
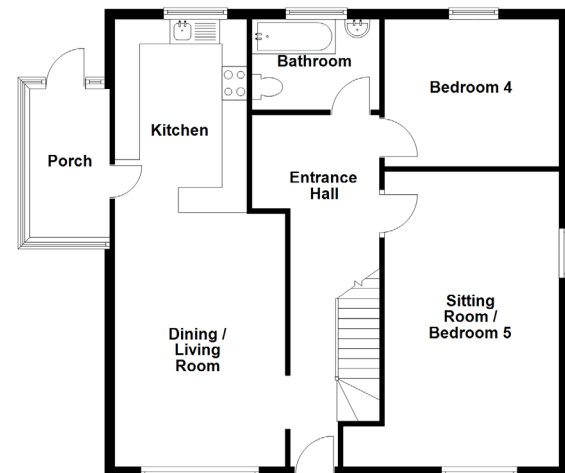
**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage. Bottle gas for central heating boiler (currently disconnected) with electric oil filled rads at first floor level and spurs for the same on the ground floor.

**Construction:** Block construction, thermaboard. uPVC doubled glazed windows. uPVC fascias and soffits.

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



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