

**SOLE
AGENT**



Glendale

Dalgairns Road, St. Peter Port, Guernsey, GY1 1XH

 x3  x1 **PERRYS 2F5 TRP 104**

- End of terrace family home
- Modern kitchen and extension
- Single garage
- Convenient town location
- Three double bedrooms
- Turnkey condition

£575,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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





About Glendale

Glendale is an immaculately presented end of terrace home that has been carefully renovated and maintained by the current owners. The accommodation comprises of a downstairs bedroom, cloakroom and a modern kitchen leading onto a dining/living room that is flooded with light and offers direct access to the garden. Upstairs there are two further double bedrooms and the family shower room. Outside the garden is fully enclosed and has a sunny patio and an area of astro-turf for ease of maintenance as well as a timber gate providing access to the single garage. This lovely home would suit a multitude of buyers so internal viewing is highly recommended.

ACCOMMODATION COMPRISING

Entrance Hall

20'8" x 2'11" (6.3m x 0.9m)
Stairs to first floor.

Bedroom 3

12'2" x 9'10" (3.7m x 3m)
Window to front.

Cloakroom

6'7" x 2'7" (2m x 0.79m)
Fitted with a wash hand basin and W.C. Understairs storage cupboard.

Kitchen

10'10" x 9'10" (3.3m x 3m)
Fitted with a range of wall and base units with worksurfaces over incorporating sink and drainer. Steps down to...

Lounge / Dining Room

14'1" x 13'9" (4.3m x 4.2m)
Doors leading to the garden. Attractive roof lantern.

FIRST FLOOR

Landing

14'9" x 5'3" (4.5m x 1.6m)
Cupboard with shelving. Access to fully boarded loft with Velux windows.

Bedroom 1

10'10" x 9'10" (3.3m x 3m)
Window overlooking the rear.

Bedroom 2

9'10" x 9'10" (3m x 3m)
Window to front.

Shower Room

10'2" x 5'3" (3.1m x 1.6m)
Fitted with a three piece suite of shower, wash hand basin and W.C. Fully tiled. Heated towel rail.

OUTSIDE

Rear

There is an enclosed garden laid to part patio and Astro-turf and bounded by granite walls and timber fence. Timber fence.

Side

Side access via a timber gate which leads to the a garage which is situated to the rear of the property and is at the end of the row.

Garage

14'9" x 7'10" (4.5m x 2.4m)
Manual up-and-over door. Power supply.

Appliances

AEG double oven, AEG integrated microwave, AEG induction hob, AEG extractor fan, freestanding Indesit tumble dryer, integrated AEG slimline dishwasher, integrated Electrolux fridge/freezer.

TRP: 104

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

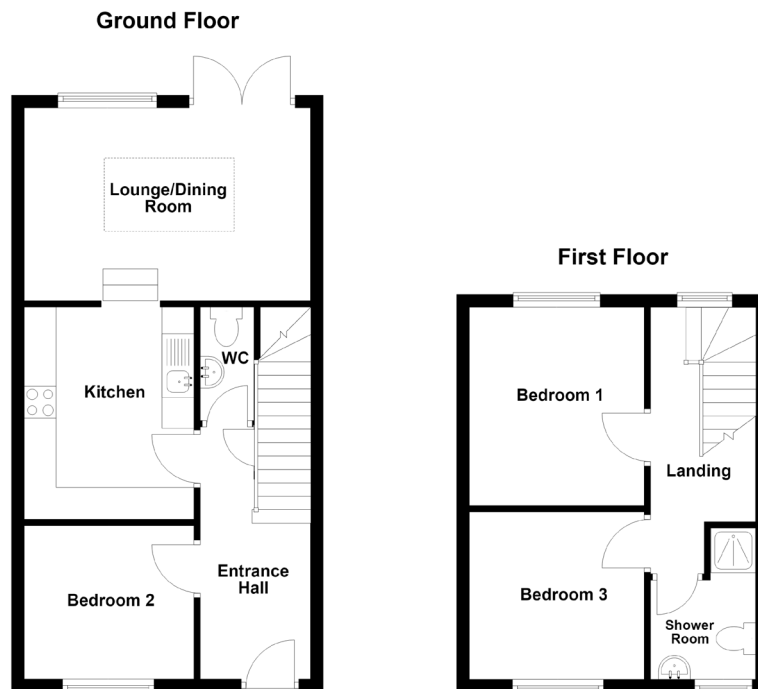
Services: Mains water, electricity and drainage.

Electric heating (underfloor in lounge and kitchen)

Construction: uPVC double glazed windows.

uPVC fascias and soffits.

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



swoffers



sales@swoffers.co.uk

01481 711766

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.