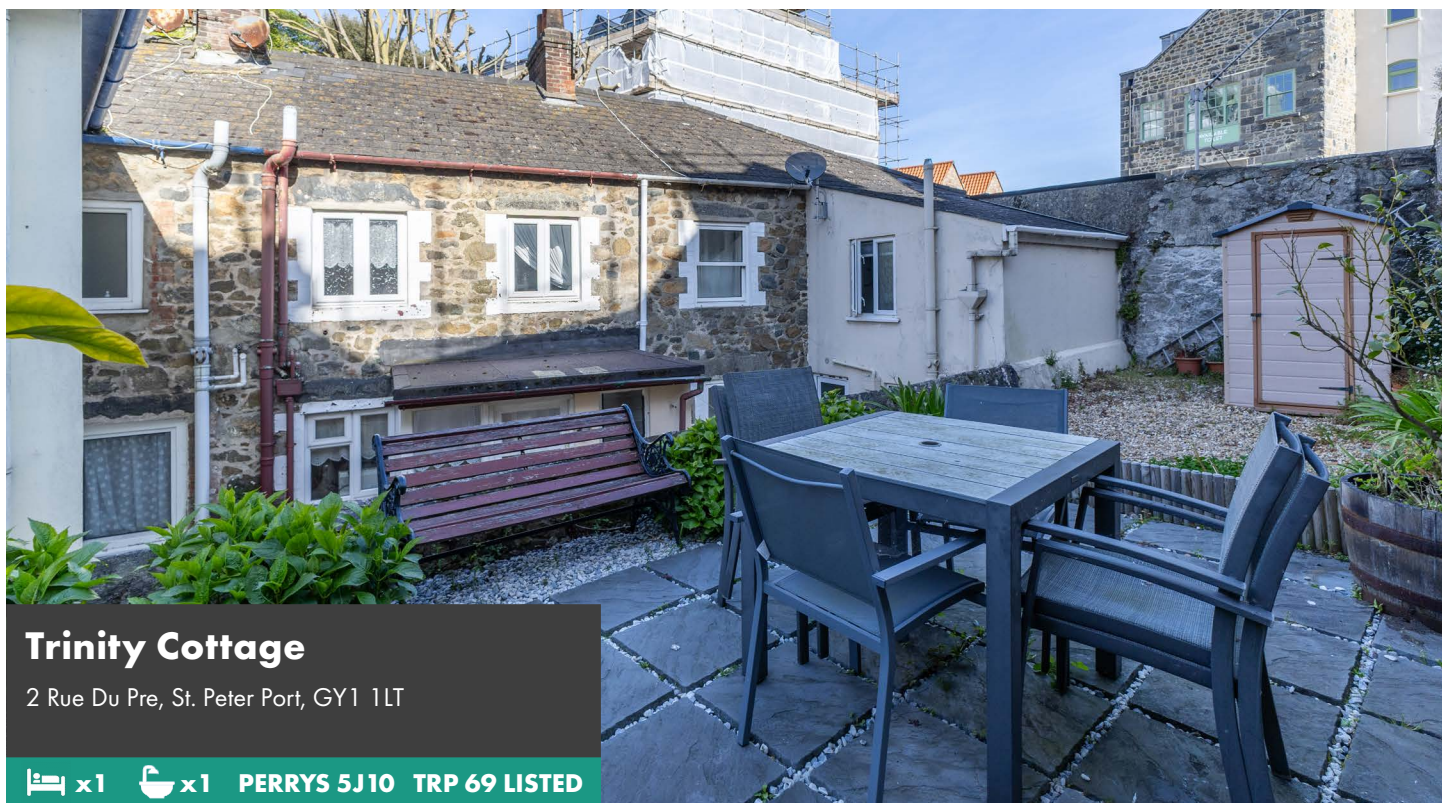


SOLE
AGENT



Trinity Cottage

2 Rue Du Pre, St. Peter Port, GY1 1LT

 x1  x1 PERRYS 5J10 TRP 69 LISTED

- 1 bedroom cottage
- Convenient town location
- Charming outdoor area
- Immaculately presented
- Lovely bedroom
- Separate utility room

£360,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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





About Trinity Cottage

Trinity Cottage is a delightful one-bedroom home, ideally situated in a convenient town location within easy reach of local amenities. Perfect for first-time buyers or those looking to downsize, this property offers both comfort and character. A particular highlight is the sunny, elevated patio -surprisingly spacious for such a central setting -providing an ideal spot to relax or entertain. Full of charm, the cottage has been thoughtfully and tastefully restored by the current owner, preserving its character while enhancing its appeal. The ground floor comprises a welcoming living room, kitchen, and utility room, while upstairs features a generously sized bedroom and a well-appointed bathroom.

ACCOMMODATION COMPRISING

GROUND FLOOR

Living Room

14'1" x 10'6" (4.3m x 3.2m)

Working fireplace. Built-in storage. Window with aspect over the front.

Kitchen

10'3" x 9'7" (3.12m x 2.92m)

Fitted with a range of wooden wall and base units incorporating stainless steel sink and drainer. Wood laminate flooring.

Utility Area

8'2" x 5'8" (2.5m x 1.73m)

Door to the courtyard.

FIRST FLOOR

Landing

Window with aspect over the courtyard.

Bathroom

8'4" x 6'10" (2.54m x 2.08m)

Three piece suite of bath with shower over, wash hand basin and W.C. Wood laminate flooring.

Bedroom

14'5" x 10'1" (4.4m x 3.07m)

Fitted wardrobes. Feature fireplace. Two windows with aspect to the front.

OUTSIDE

Courtyard

A lovely sunny area laid to gravel and paving slabs.

Appliances

Cooker, Indesit American style fridge/freezer, Hotpoint washing machine, Bosch tumble dryer.

TRP: 69 LISTED

Viewing: BY APPOINTMENT

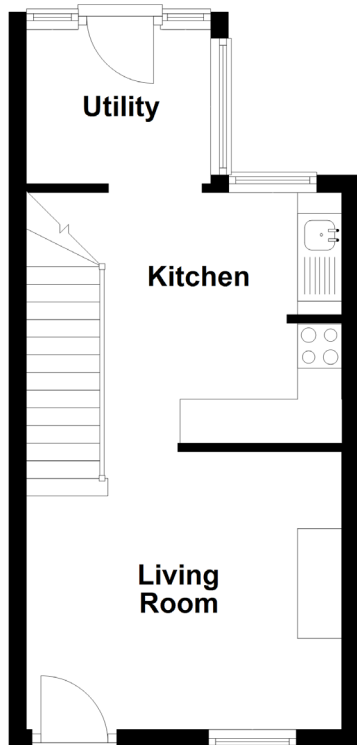
Possession: BY ARRANGEMENT

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

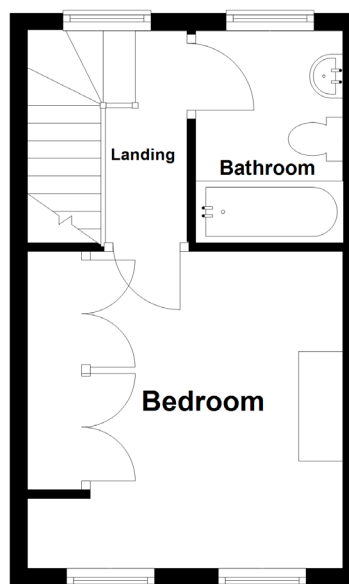
Construction: Granite construction. Single wood windows.

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

Ground Floor



First Floor



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