



Ground Floor Apartment Bevlyn

Les Osmonds, St Sampsons, GY2 4GG

 x3  x2 **PERRYS 10A4 TRP TBC**

- Spacious & light filled ground floor apartment
- Three bedrooms and two bathrooms
- Peaceful location in the rural north of the island
- Fantastic spacious living areas
- Offers over 1,500 sq. ft of accommodation
- Enclosed low maintenance garden & plenty of parking

£625,000

LOCAL MARKET

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About Ground Floor Apartment Bevlyn

Recently renovated throughout, this spacious ground-floor apartment enjoys a wonderfully peaceful setting in the rural north of the island. Offering over 1,500 sq. ft. of light-filled accommodation, Ground Floor Apartment, "Bevlyn" combines generous living space with low-maintenance convenience. The impressive reception areas are a particular feature of the home, comprising a comfortable sitting room, a well-appointed kitchen/breakfast room, a dining room, and a large lounge, complemented by a dedicated office and a practical utility room.

The property offers three bedrooms. Two are served by a stylish three-piece family bathroom, while the principal bedroom benefits from extensive fitted storage, a versatile dressing room/home office, and an en-suite shower room. Externally, the property provides ample parking and an enclosed, easy-to-maintain garden, ideal for enjoying outdoor space with minimal upkeep.

Whether as a superb downsizing opportunity or a spacious family home, this exceptional apartment offers flexible accommodation in a lovely location.

ACCOMMODATION COMPRISING

Lounge

15'3" x 10' (4.65m x 3.05m)

Dining Room

12'1" x 9'11" (3.68m x 3.02m)
2.15m opening into...

Kitchen / Breakfast Room

18'8" x 9'3" (5.7m x 2.82m)
Fitted with a range of grey wall and base units with wood laminate work surfaces over incorporating 1 ½ bowl acrylic sink and drainer.

Sitting Room

19'2" x 16'8" (5.84m x 5.08m)

Utility Room

10'11" (3.33) & 7'8" (2.33) x 7'7" (2.3) L-shaped

Study

11'9" max x 12'4" (3.58m max x 3.76m)

Separate WC

6'4" x 3'9" (1.93m x 1.14m)

Inner Hallway

23'7" max x 4'8" (7.2m max x 1.42m)

Bathroom

8'3" x 5'8" (2.51m x 1.73m)

Bedroom 3

11'9" x 8'2" (3.58m x 2.5m)

Bedroom 2

11'9" x 7'6" (3.58m x 2.29m)

Bedroom 1

14'3" x 11'3" (4.34m x 3.43m)

Ensuite Shower Room

6'8" x 6'2" (2.03m x 1.88m)

Ensuite Dressing Room / Study

6'9" x 6'8" (2.06m x 2.03m)

Walk-In Wardrobe

6'9" x 3'7" (2.06m x 1.1m)

OUTSIDE

Front

The property is approached over a private road which extends onto a parking area where there is parking for numerous vehicles.

Side

A pathway extends down the side of the property where there is an oil tank, boiler and cylinder rooms. A gate leads to the rear.

Rear

Where there is an enclosed rear garden laid to gravel and bounded by fencing.

Appliances

AEG four ring ceramic hob, stainless steel extractor fan, Bosch electric oven and grill, Bosch fridge/freezer, Bosch dishwasher.

TRP: TBC

Viewing: BY APPOINTMENT

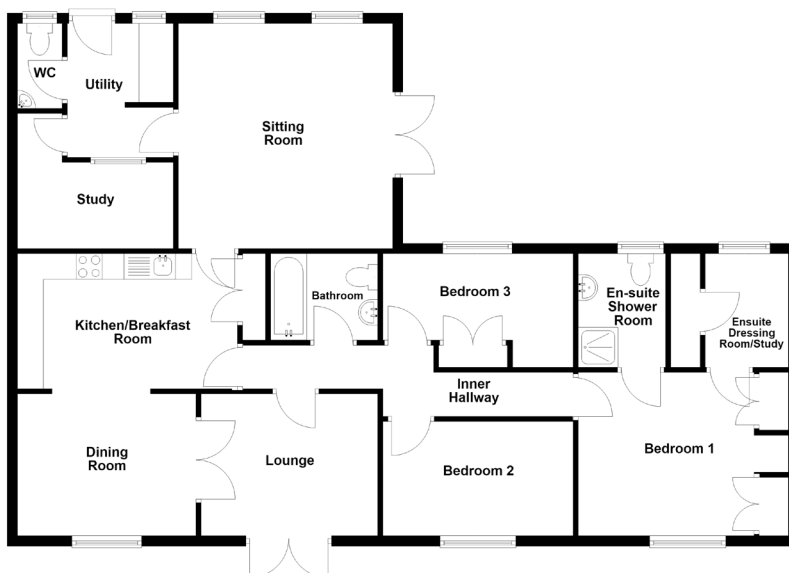
Possession: BY ARRANGEMENT

Services: Mains water, electricity and shared cesspit drainage. Oil fired central heating.

Construction: uPVC double glazed windows.

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

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