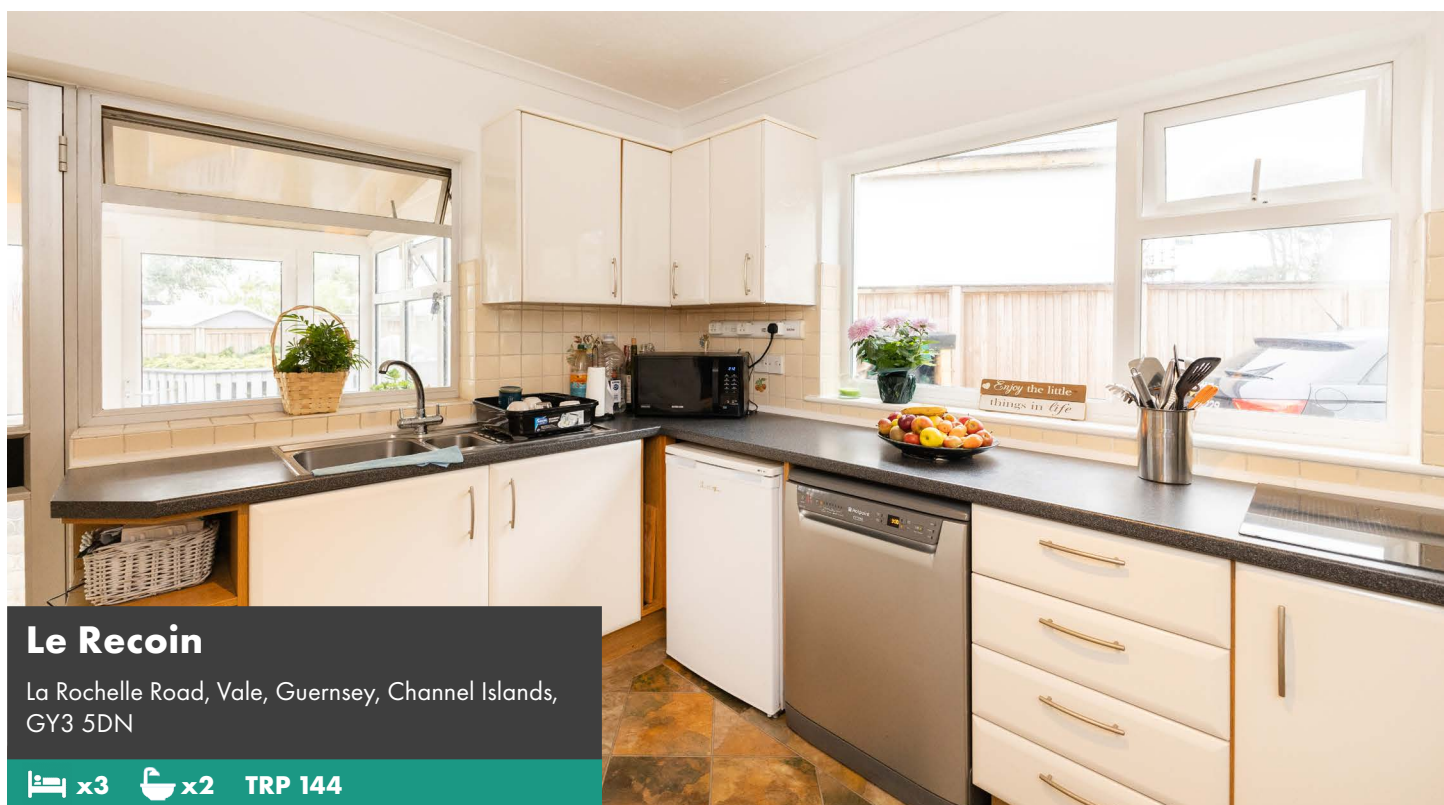


**SOLE
AGENT**



Le Recoin

La Rochelle Road, Vale, Guernsey, Channel Islands,
GY3 5DN

 x3  x2 TRP 144

- Detached bungalow in convenient location
- Three bedrooms
- Two bathrooms, one en-suite
- Spacious living room
- Separate dining room and conservatory
- Enclosed garden

£735,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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





About Le Recoin

Le Recoin is a spacious detached bungalow, situated in a desirable northern location, near to sandy beaches and fantastic walks. The accommodation comprises of a spacious living room, dining room, conservatory, ground floor bedroom, shower room and separate kitchen. Upstairs, the property benefits from two bedrooms, one of which has a dressing area and en-suite bathroom. Externally, the property benefits from a wrap-around patio area and mature shrubbery. Additionally, there is parking for up to 4 or 5 vehicles. This property would make a fantastic family home and we would highly recommend viewing.

ACCOMMODATION COMPRISING

Entrance Hall

13'11" x 4' (4.24m x 1.22m)

Dining Room

14'6" x 9'11" (4.42m x 3.02m)

A large window overlooking the front of the property. Door to...

Conservatory

11'11" x 7'10" (3.63m x 2.4m)

Tiled flooring. Sliding doors giving access to a patio area.

Living Room

12'6" x 11'7" (3.8m x 3.53m)

A large window overlooking the front of the property.

Bedroom 2

11'9" x 9'11" (3.58m x 3.02m)

A large window overlooking the rear of the property. Fitted with a run of wardrobes and a dressing table and overbed storage.

Shower Room

7'10" x 5'5" (2.4m x 1.65m)

Fitted with a three piece suite of shower, wash hand basin and W.C. Frosted window with aspect over the rear.

Kitchen

12'4" x 9'10" (3.76m x 3m)

Fitted with a range of wall and base units. Window overlooking the second conservatory. Door to...

FIRST FLOOR

Bedroom 3

11'9" x 6'7" (3.58m x 2m)

Window overlooking the side of the property. Eaves storage.

Landing

Wardrobe cupboard.

Bedroom 1 Hallway

6'7" x 5'3" (2m x 1.6m)

Internal hallway with eaves storage.

Ensuite Bathroom

6'6" x 4'9" (1.98m x 1.45m)

Fitted with a three piece suite of bath, wash hand basin and W.C. Velux window.

Bedroom 1

12'3" x 11'9" (3.73m x 3.58m)

Window overlooking the side of the property.

OUTSIDE

Front

The property is approached over a tarmac and gravelled parking area and a paved area leads to the front door.

Rear

Garden laid to patio housing a shed. Access to the parking at the side.

Appliances

LEC fridge, Hotpoint dishwasher, Neff induction hob, Neff double oven, 6' Hotpoint fridge, Zanussi washing machine, Hotpoint tumble dryer.

TRP: 144

Viewing: BY APPOINTMENT

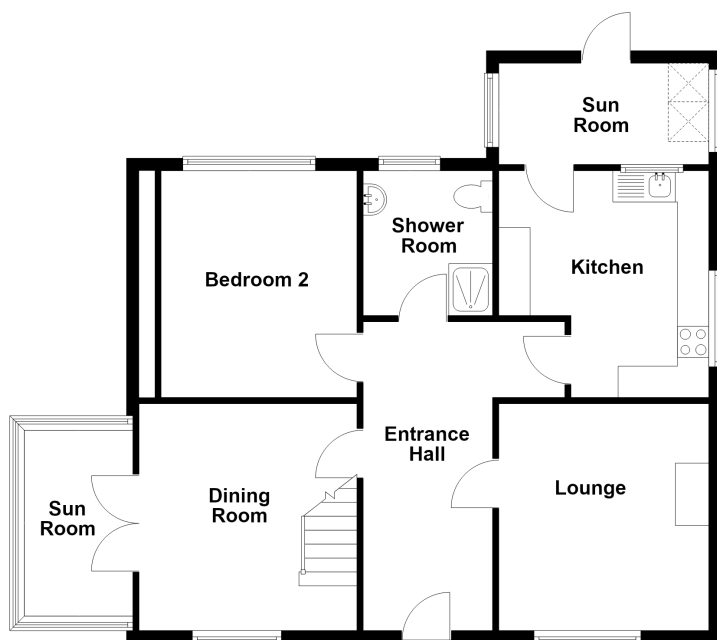
Possession: BY ARRANGEMENT

Services: All mains. Gas central heating.

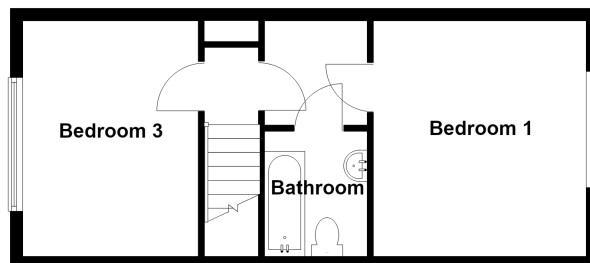
Construction: Cavity. A mix of uPVC double glazed and aluminium windows.

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

Ground Floor



First Floor



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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.