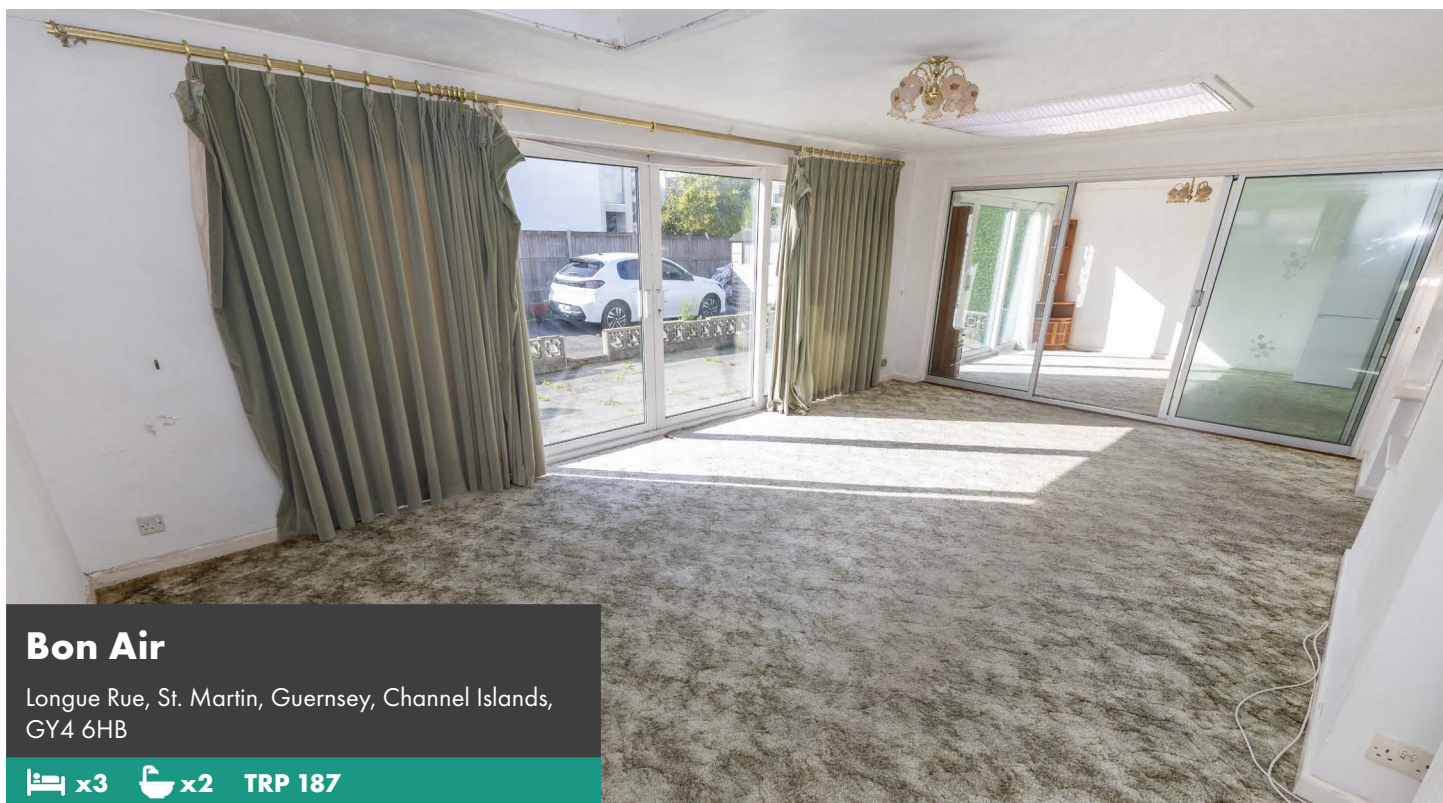




Bon Air

Longue Rue, St. Martin, Guernsey, Channel Islands,
GY4 6HB

 x3  x2 **TRP 187**

- Spacious detached bungalow with great potential
- Three bedrooms, including main bedroom ensuite
- Sought-after St Martin's location near village amenities

- Generous, light-filled living areas
- Exciting opportunity to create a superb family home
- Garage, parking & low maintenance garden

£695,000

LOCAL MARKET

swoffers



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





About Bon Air

"Bon Air" is a spacious detached bungalow offering an excellent renovation opportunity in a convenient St Martin's location, within easy reach of the village amenities. The accommodation includes generously proportioned light filled living spaces, a fitted kitchen and three bedrooms, including a main bedroom with ensuite facilities, together with a separate shower room. Outside, there is a garage, ample parking and a low-maintenance courtyard garden. Whilst habitable, the property would benefit from upgrading and offers superb potential to create a family home tailored to the next owner's requirements.

ACCOMMODATION COMPRISING

Entrance Hall

13' x 7'3" (3.96m x 2.2m)

Bedroom 2

10'11" x 9'11" (3.33m x 3.02m)

Bedroom 1

15'2" x 11'11" (4.62m x 3.63m)

Ensuite Shower Room

10'9" x 6'11" (3.28m x 2.1m)

Shower Room

7'9" x 5'10" (2.36m x 1.78m)

Sitting Room

14'5" x 12'11" (4.4m x 3.94m)

Bedroom 3

15'6" x 8'4" (4.72m x 2.54m)

Sunroom

22'9" x 13'2" (6.93m x 4.01m)

Dining Room

15'2" x 13'9" (4.62m x 4.2m)

0.96m opening to...

Kitchen

11'8" x 11'4" (3.56m x 3.45m)

Fitted with a range of wooden wall and base units with laminate work surfaces over incorporating 1 ½ bowl, stainless steel sink and drainer. Appliances include: Range Master four ring ceramic hob, NEFF stainless steel extractor fan, NEFF electric oven and grill, Hisense slimline dishwasher, Hotpoint washing machine and Indesit tumble dryer.

Garage

16'1" x 8'5" (4.9m x 2.57m)

Up and over door.

OUTSIDE

Front

The property is approached over driveway with parking for two/three cars. Fore garden laid to lawn.

Side

Access to right hand side of the property to the rear.

Rear

Flagstone courtyard garden and beyond is additional parking for three cars and a wooden shed.

Appliances

Range Master four ring ceramic hob, NEFF stainless steel extractor fan, NEFF electric oven and grill, Hisense slimline dishwasher, Hotpoint washing machine and Indesit tumble dryer.

TRP: 187

Viewing: BY APPOINTMENT

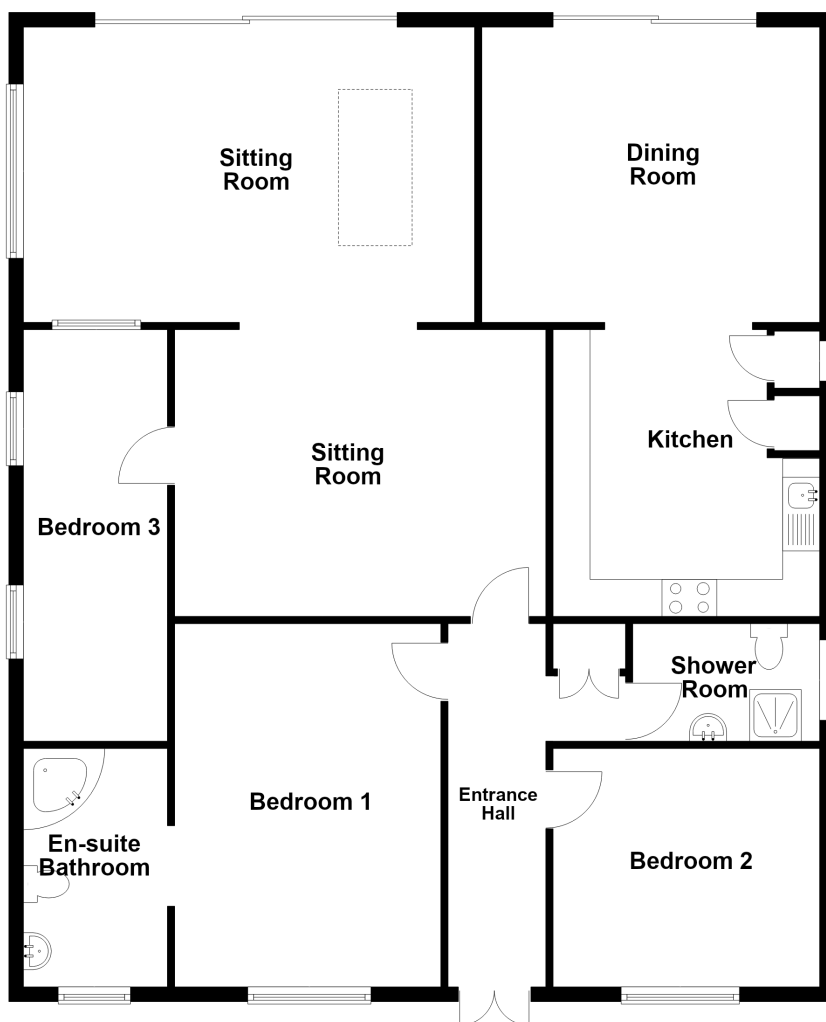
Possession: BY ARRANGEMENT

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

Construction: Block construction. a Mixture of uPVC double glazed windows and wooden single glazed windows. uPVC fascias and soffits.

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

Ground Floor



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