



Pen Y Bryn

Les Gravees Du Sud, St Peter Port, GY1 1RL

OPEN MARKET

£1,550,000



swoffers



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



Period Home with an income

Five bedrooms, one ensuite

Lovely reception rooms

Low maintenance outside area

16 rented car parking spaces

Walking distance to the town centre

Lapsed planning permissions to extend

Potential development site

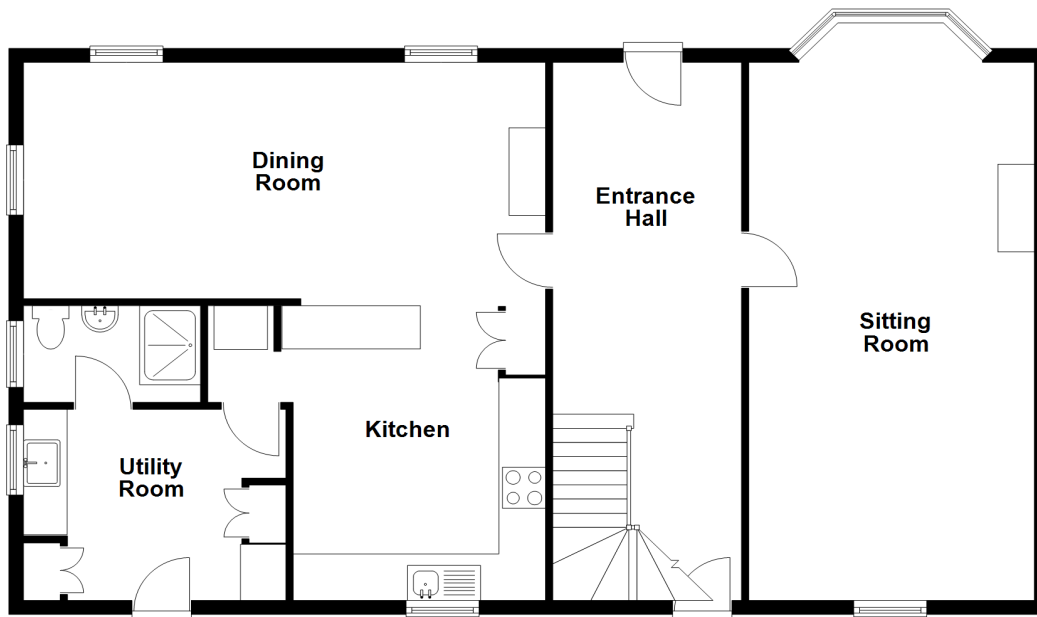




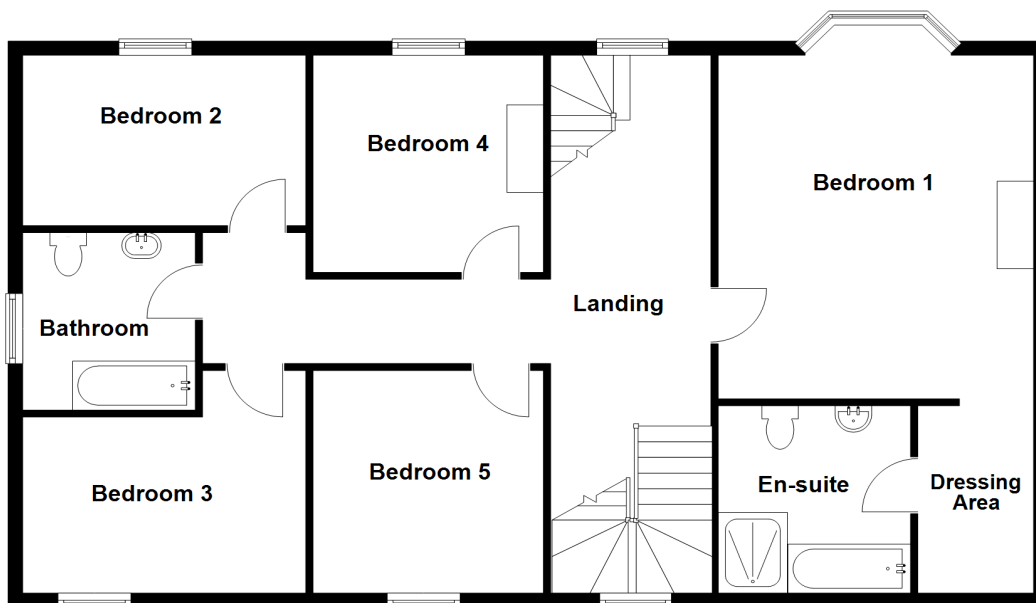




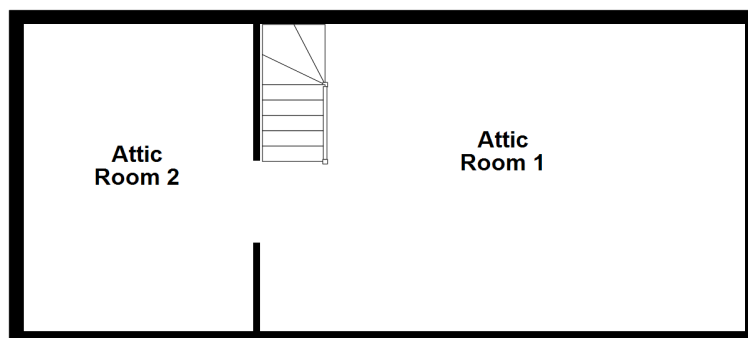
Ground Floor



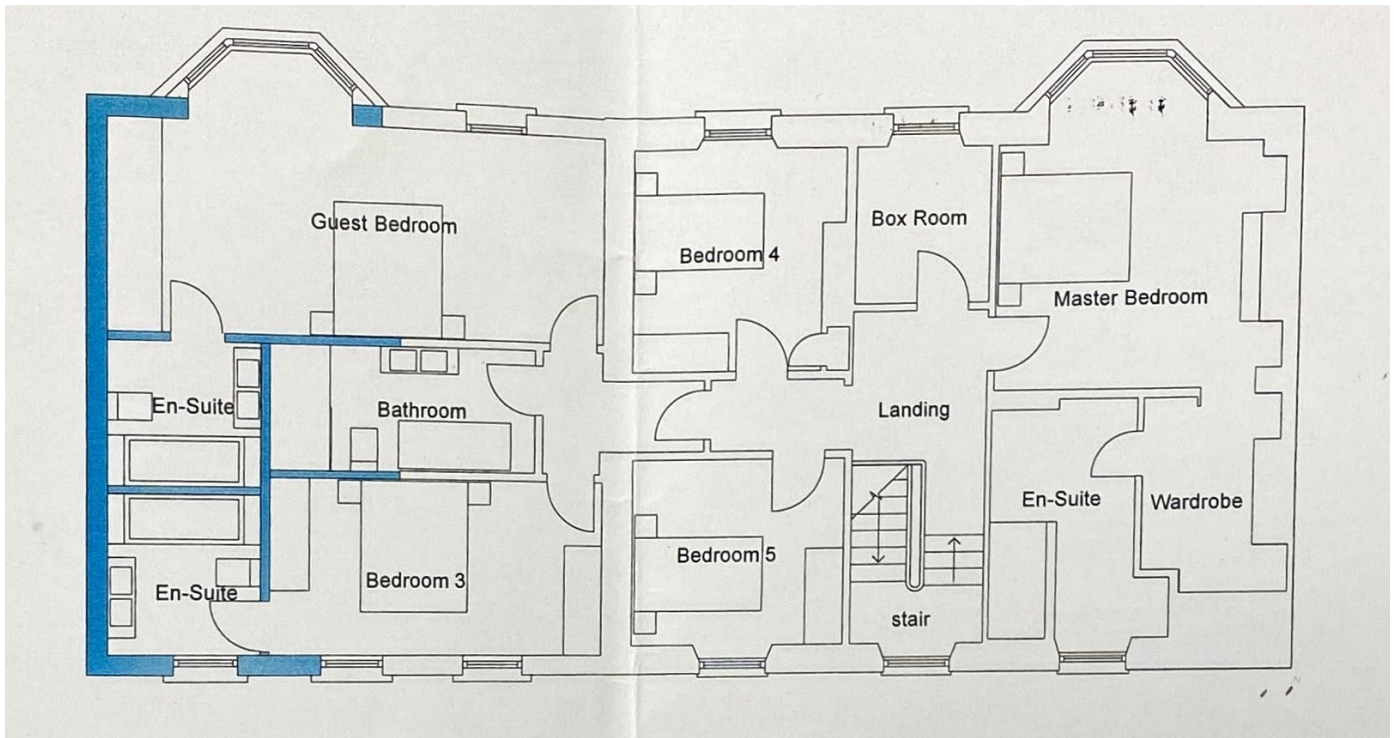
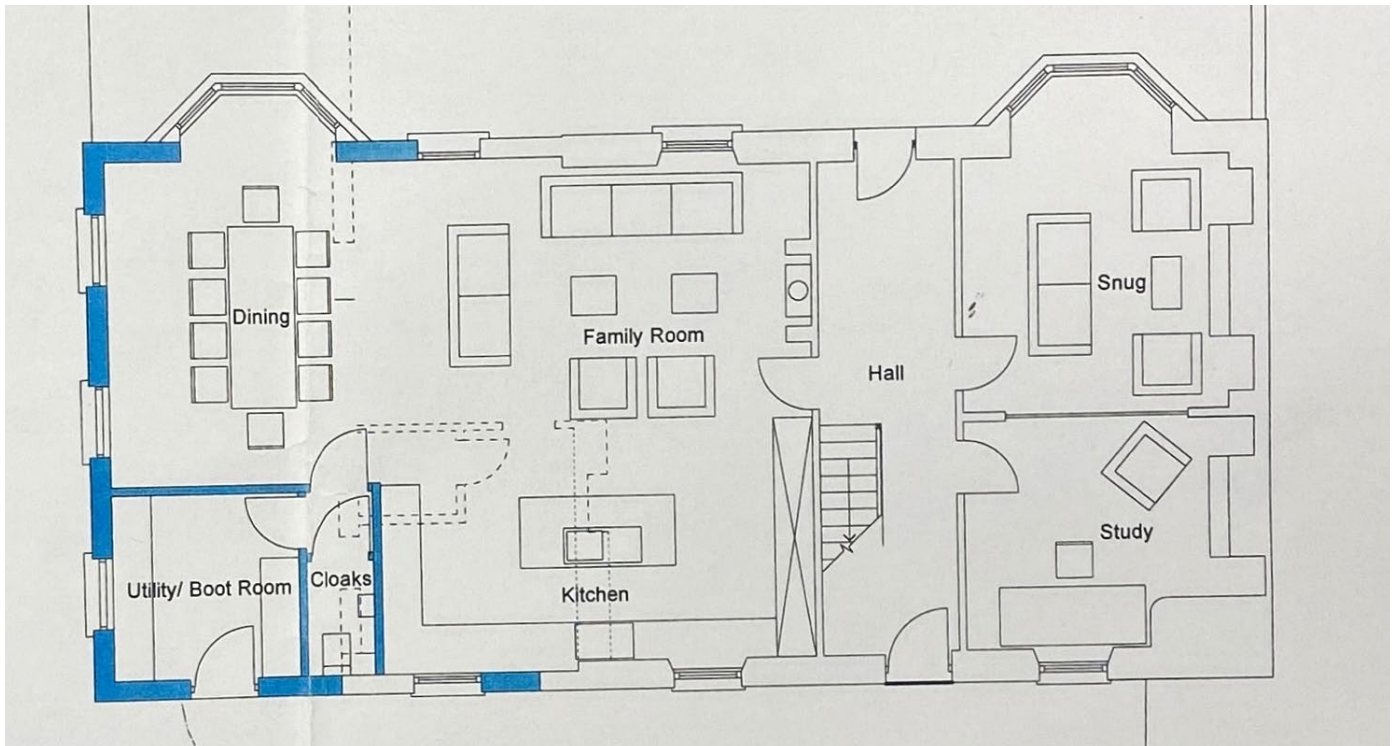
First Floor



Second Floor



Lapsed planning permissions



About Pen Y Bryn

This period home has been upgraded over time. The kitchen/family and dining area make for a lovely entertaining room. There is a further large sitting room. High ceilings, wood flooring, bay windows and wood burning stoves are just some of the features in the house. Pen Y Bryn is versatile and could be a wonderful family home or a home with an income. There are 16 parking spaces let out to a company at the moment. The house has an additional 5 parking spaces and a small decked area for alfresco dining. Just a stones throw from the main town centre, this property offers a range of opportunities for a deserving purchaser.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

24'4" x 6'11" (7.42m x 2.1m)

Half glazed front door.

Sitting Room

26'3" x 14'9" (8m x 4.5m)

Bay window to front. Window to rear. Marble fireplace with wood burning stove.

Family Room

23'7" x 12' (7.2m x 3.66m)

Solid wood floor. Triple aspect. Windows to front, side and rear. Wood burning stove.

Kitchen

10'11" x 11'5" (3.33m x 3.48m)

Range of base and wall units.

Utility/Boot Room

10'8" x 9'4" (3.25m x 2.84m)

Base and wall units. Window to side.

Shower Room

8'2" x 4'3" (2.5m x 1.3m)

Three-piece white suite.

FIRST FLOOR

Landing

18'8" (5.7) x 6'9" (2.06) & 24' (7.32) x 3' (0.91)

Master Bedroom

16'3" x 14'5" (4.95m x 4.4m)

Bay window to front.

Dressing Room

8'8" x 5'5" (2.64m x 1.65m)

Ensuite Bathroom

12'10" x 8'10" (3.9m x 2.7m)

Four-piece white suite.

Bedroom 2

11'2" x 10'10" (3.4m x 3.3m)

Built in four door cupboard. Window to rear.

Bedroom 3

10'10" x 9'6" (3.3m x 2.9m)

Window to front.

Bedroom 4

10'10" x 9'10" (3.3m x 3m)

Window to rear.

Bedroom 5

10'10" x 10'2" (3.3m x 3.1m)

Window to front.

Bathroom

7'3" x 6'3" (2.2m x 1.9m)

Four piece suite.

Attic Space

Could be converted to two bedrooms

OUTSIDE

Undercover parking area. Single garage. Low height wall with paving to front entrance. Door to the garage and front door. Decked style patio to the rear.

Appliances

Smeg oven. Neff gas five ring hob. Neff extractor. Fridge/Freezer. Industrial tumble dryer.

TRP: 284

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains electricity, gas, water and drainage. Oil fired underfloor central heating. uPVC double glazing.

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

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