



# Ocho Rios

La Ruelle Des Corneilles, Castel, Guernsey, GY5 7HF

£1,250,000

OPEN MARKET SOLE AGENT

Detached home in enviable location | 5 minutes' walk to Cobo beach | Easy access to local amenities

Three double bedrooms | Large lawned garden

Scope to modernise & extend



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## About Ocho Rios

'Ocho Rios' is a detached home located just a short stroll from one of the islands most popular west coast beaches. Located just outside Cobo village, the property is within close proximity to shops, restaurants and amenities. Having been owned by the same family for over 35 years, Ocho Rios appears to have been well maintained but provides the new owner the opportunity to extend and modernise the property, subject to planning approvals. The current accommodation offers three double bedrooms, one bathroom, a kitchen/breakfast room, dining room and sitting room which is located on the first floor benefitting from a balcony and sea view. Externally there is plenty of parking accessed via an in-and-out driveway, single garage and large rear garden.



## ACCOMMODATION COMPRISING

### GROUND FLOOR

#### Entrance Hall

L-shaped 10'5" (3.18) x 6'11" (2.1) & 12'10" (3.92) x 2'9" (0.84)

#### Kitchen/Breakfast Room

15'1" x 10'4" (4.6m x 3.15m)

Fitted with range of country style wall and base units with Corian work surface over incorporating a 1 & 1/2 bowl sink and drainer.

#### Dining Room

22'2" x 12' (6.76m x 3.66m)

Featuring a granite open fireplace, inset electric fire with a wooden surround, wooden mantle over and tiled half.

#### Rear Porch

8'7" x 4'6" (2.62m x 1.37m)

#### Bedroom 3

10'5" x 9' (3.18m x 2.74m)

With built in wardrobe, dressing table and bedside cabinet.

#### Bedroom 2

15' x 12' (4.57m x 3.66m)

Fitted with built in wardrobes featuring a walk in shower cubicle.

#### Shower Room

6'10" x 5'5" (2.08m x 1.65m)

Fitted with a four-piece suite consisting of corner shower, bidet, low-level flush w/c and wash hand basin set into vanity unit.

### FIRST FLOOR

#### Landing

3'8" x 3'3" (1.12m x 1m)

Access to loft and storage cupboard.

#### Separate WC

6'11" x 3'3" (2.1m x 1m)

#### Bedroom 1

15' x 15'5" (4.57m x 4.7m)

Fitted with built in storage cupboards and chest of drawers.

#### Sitting Room

15'3" x 13'6" (4.65m x 4.11m)

Door giving access to west facing balcony, window giving view towards cobo bay offering sea views.

#### Appliances

Integrated Neff microwave, integrated Neff oven and grill, integrated Neff fridge/freezer, integrated Neff washing machine, integrated Neff slimline dishwasher.

### OUTSIDE

#### Front

To the front of the property is a tarmac driveway with in and out gate. Access to a single garage housing oil fired boiler.

#### Rear

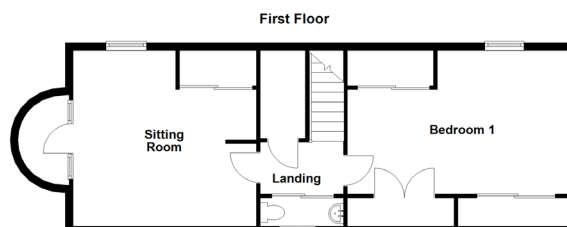
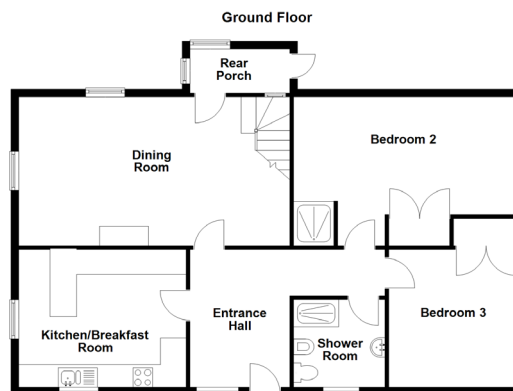
To the rear is a large paved patio which leads onto a long lawned garden.

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

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

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



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