

# Ty-Gwyn

Doyle Road, St. Peter Port, Guernsey, GY1 1RF

£1,700,000

Open Market | Sole Agent



**swoffers**



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

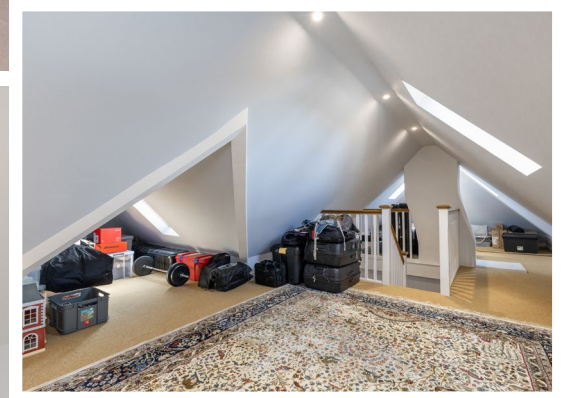


Attractive 1930's home  
Well presented throughout  
Bright and spacious rooms  
Versatile top floor home or hobbies space  
Three double bedrooms  
Two bath/shower rooms  
South facing garden  
Parking for three and garage





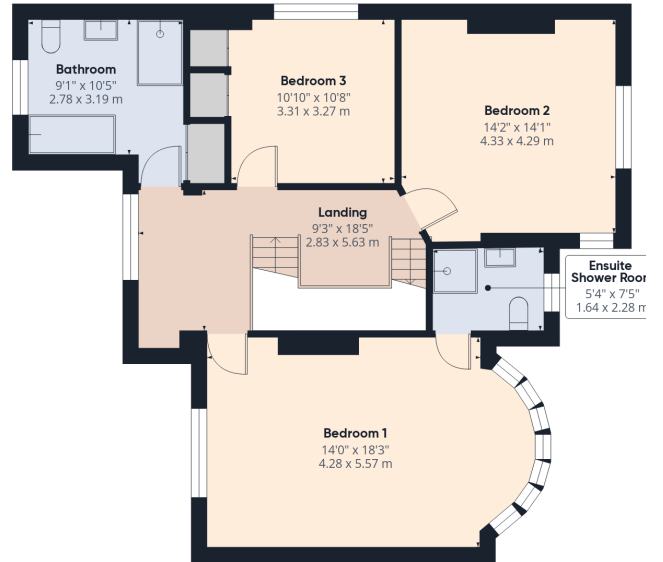




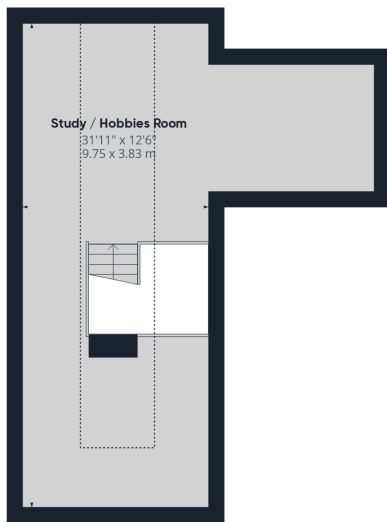




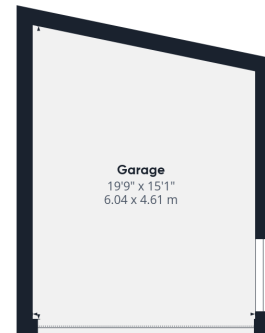
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

## About Ty-Gwyn

This attractive 1930's home is located in a convenient position in central St. Peter Port, just a short walk from the Town centre. 'Ty-Gwyn' offers well-proportioned and bright reception rooms together three double bedrooms one with ensuite and a generous family bathroom. The top floor has been converted to provide a good home office or hobbies room.

Outside there is an attractive south facing garden which leads to a parking area for three cars and generous garage with store room.

### ACCOMMODATION COMPRISING

#### Hallway

5'10" x 16'3" (1.78m x 4.95m)

#### Kitchen

14'11" x 12'5" (4.55m x 3.78m)

#### Living Room

13'11" x 18'3" (4.24m x 5.56m)

#### Dining Room

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

#### Utility Room

4'10" x 10'5" (1.47m x 3.18m)

#### WC

3'10" x 3'2" (1.17m x 0.97m)

#### Rear Hall

5'10" x 5'8" (1.78m x 1.73m)

### FIRST FLOOR

#### Landing

9'3" x 18'6" (2.82m x 5.64m)

#### Bedroom 1

14'1" x 18'3" (4.3m x 5.56m)

#### Ensuite Shower Room

5'5" x 7'6" (1.65m x 2.29m)

#### Bedroom 2

14'2" x 14'1" (4.32m x 4.3m)

#### Bedroom 3

10'10" x 10'9" (3.3m x 3.28m)

#### Bathroom

9'1" x 10'6" (2.77m x 3.2m)

### SECOND FLOOR

#### Study/Hobbies Room

32' x 12'7" (9.75m x 3.84m)

#### Appliances

Everhot electric oven and hob, Bosch freestanding fridge/freezer, Miele washing machine and Miele tumble dryer.

### OUTSIDE

#### Garage

19'10" x 15'1" (6.05m x 4.6m)

#### Front

To the front of the property is an attractive fore garden laid predominantly to lawn. A pathway leads to the front door from the road.

#### Side

A pathway leads down the side of the property to the...

#### Rear

Immediately to the rear of the property is a paved patio surrounded by flower border. A pathway leads through the south facing garden to the far end which gives access to the generous garage, store room and further brick paved parking area for three cars. The property owns the driveway which leads to the parking area and has a right of way over the first part of the driveway which leads from Doyle road.

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

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

**Construction:** uPVC double glazing.

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

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