



Halcyon

Avenue Germain, Ville Au Roi, St Peter Port, GY1 1PF

£995,000

Open Market | Sole Agent



swoffers



sales@swoffers.co.uk | 01481 711766

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



Four bedrooms and two bathrooms

Large corner plot location

Quiet residential area

Good reception space

Parking for several cars

Good investment opportunity





About Halcyon

Halcyon occupies a corner plot within a quiet development at Ville Au Roi on the south-western edge of St Peter Port, within close proximity of both St Peter Port town centre and the amenities of St Martins village.

The property has four bedrooms, one of which is on the ground floor with an adjacent shower room. The remainder of the ground floor consists of a good sized kitchen diner, living room and large conservatory. There are two generous double bedrooms and a single bedroom on the first floor along with the family bathroom. From the generous first floor landing, there is access to the large fully boarded loft space that has existing carpets, heating and a velux window.

The property is approached across a brick paved driveway which provides parking for several cars along with the large single garage. The driveway is bordered by mature shrubs and a lawn that extends to the front of the house. To the southern side of the property there is further lawn and a small patio area all bounded by neat hedging and mature trees.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

10'4" x 9'1" (3.15m x 2.77m)

Living Room

16'11" x 19'9" (5.16m x 6.02m)

Kitchen / Breakfast Room

13'8" x 25'9" (4.2m x 7.85m)

Dining Room

14'10" x 17' (4.52m x 5.18)

Conservatory

7'9" x 24'3" (2.36m x 7.4m)

Utility Room

5'3" x 4'9" (1.6m x 1.45m)

Bathroom

6'4" x 4'5" (1.93m x 1.35m)

Bedroom 3

11'8" x 12'3" (3.6m x 3.75m)

Garage

10'10" x 16'10" (3.3m x 5.13m)



FIRST FLOOR

Landing

10'4" x 13' (3.15m x 3.96m)

Bedroom 1

11'11" x 18'5" (3.63m x 5.61m)

Ensuite WC

6'1" x 2'9" (1.85m x 0.84m)

Bedroom 2

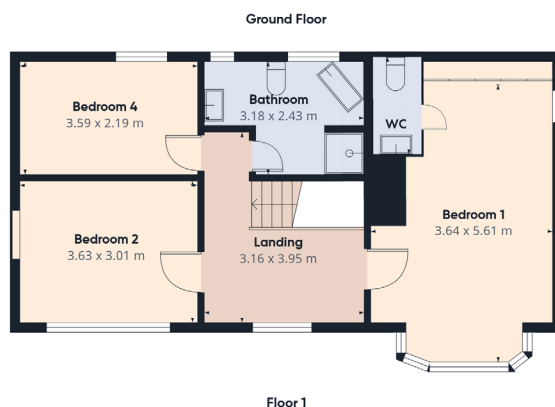
11'11" x 9'11" (3.63m x 3.02m)

Bedroom 4

11'9" x 7'2" (3.58m x 2.18m)

Bathroom

10'5" x 8' (3.18m x 2.44m)



Viewing: By appointment

Possession: By arrangement

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

Construction: uPVC double glazing.

Price includes: Carpet, curtains and light fittings. Appliances as listed.

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