



Cedar Villa, La Rue De Samares, St. Clement

£750,000

Cedar Villa, La Rue De Samares

St. Clement, Jersey

Travelling from the coast road down La Rue du Samares towards Green Island, the property is on the right hand side opposite the turning for Clos Du Reve.

- Deceptively large 3 bedroom house
- 2 receptions
- 1,775 sq. ft of well presented home
- Generous sized kitchen/diner and separate utility room
- Garage and parking
- Option to further extend if required
- Great sized sunny garden
- Rural location very close to Green Island beach
- Call vendors sole selling agent Doug on 07700702585 or doug@broadlandsjersey.com



Cedar Villa, La Rue De Samares

St. Clement, Jersey

The property briefly comprises of a generous lounge, kitchen/diner, conservatory, utility room, and cloakroom. While upstairs you have 3 bedrooms, and the house bathroom. A large south facing garden and garage with 1 parking and an easy option to create a second space if required. Enchanting coastal walks are right on your doorstep. The convenience of Marks & Spencer and a corner shop are nearby and a frequent bus route at the end of the road. It's location close to schools, local shops and the beach is such a bonus for any growing family. A frequent bus route is a mere 2 minutes' walk. Broadlands are delighted to be sole agents.

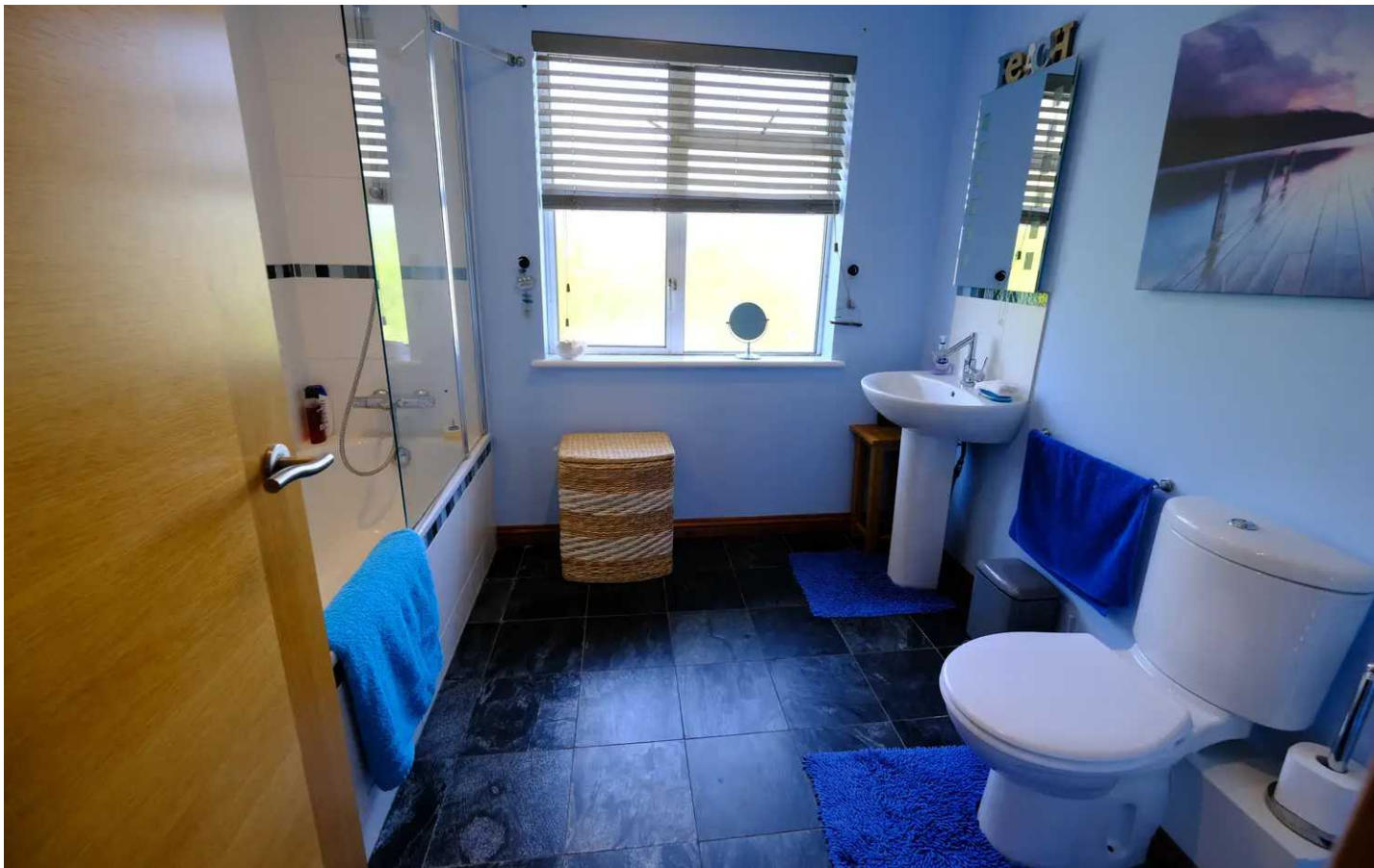


Cedar Villa, La Rue De Samares

St. Clement, Jersey

Deceptively large 3-bedroom house in rural St Clements, only a short walk to Green Island beach. Nearly 1800 sq. ft of well-presented home. With a great sized secure sunny garden and options to create further bedrooms over the garage and utility area if required subject to planning. The property briefly comprises of a generous lounge, kitchen/diner, conservatory, utility room, and cloakroom. While upstairs you have 3 bedrooms, and the house bathroom. A large south facing garden and garage with 1 parking and an easy option to create a second space if required. Enchanting coastal walks are right on your doorstep. The convenience of Marks & Spencer and a corner shop are nearby and a frequent bus route at the end of the road. It's location close to schools, local shops and the beach is such a bonus for any growing family. A frequent bus route is a mere 2 minutes' walk. Broadlands are delighted to be sole agents.





Living

Lounge with a kitchen/diner, downstairs cloakroom, conservatory and utility room.

Sleeping

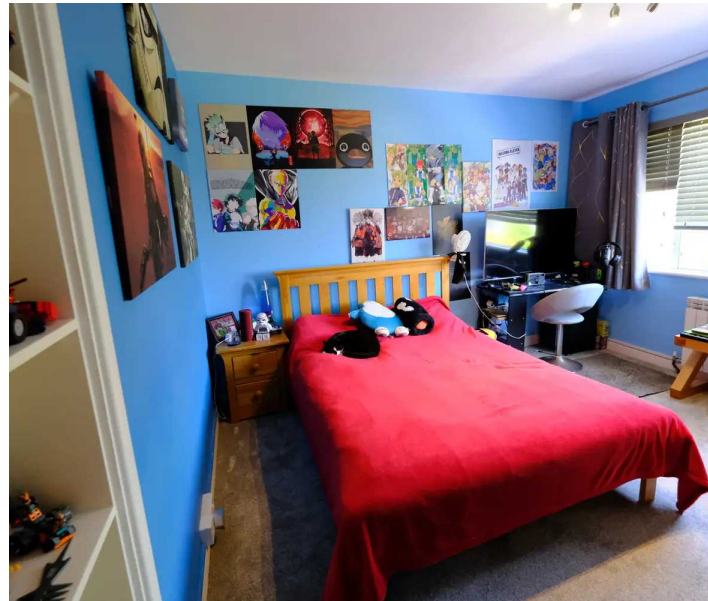
3 bedrooms, 2 doubles and a single. Option to create an additional bedroom with En-suite over garage and utility area.

Garden

Front garden with easy option to create second parking space. Large sunny rear garden.

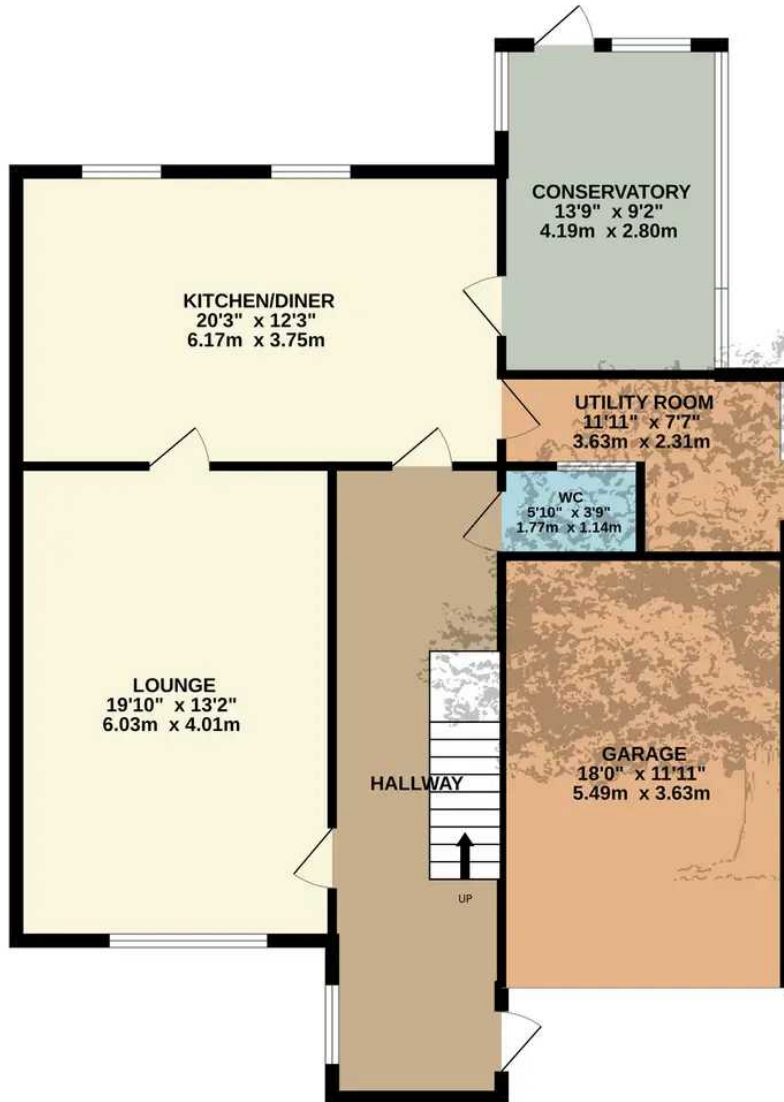
Services

All main services. Oil fired central heating, double glazing and recently had a new roof.

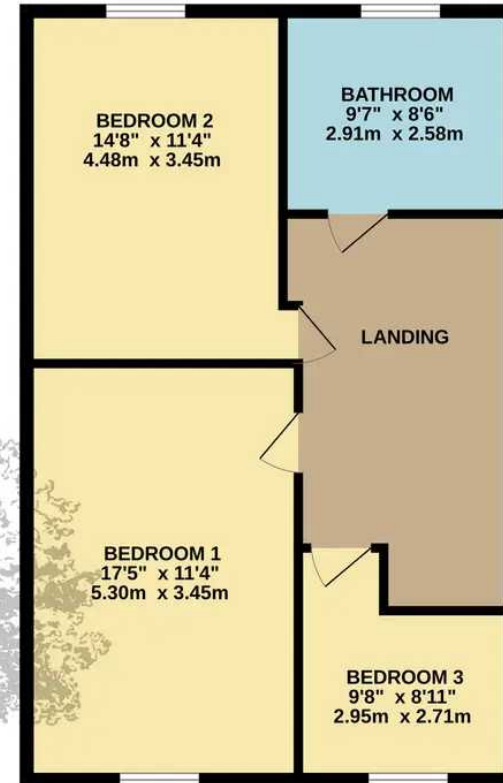




GROUND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1775 sq.ft. (164.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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