



1972 · FINDING YOU A HOME
B
SINCE

9 La Rue De Trachy, St. Helier
£745,000

BROADLANDS
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9 La Rue De Trachy

St. Helier, Jersey

From St Aubins Road (Inner road) turn into Rue de Trachy and number 9 is a few houses up on your LHS.

- Prime Beaumont / First Tower location along south coast!
- Large beautifully planted and maintained rear garden
- Wonderful paved alfresco garden space
- 3 reception rooms
- All bedrooms are sunny and light with lovely outlooks
- Single private garage plus driveway parking 1
- Well maintained, but scope to make your own mark
- Sole agent
- Contact Charlie 07700 348421 / charlie@broadlandsjersey.com



9 La Rue De Trachy

St. Helier, Jersey

Brilliant 3 bedroom home with so much going for it in outstanding Beaumont location! This home gives a huge amount, lovingly maintained by the same family for over 25 years this is a gem that, although could be updated in parts is well maintained and tidy, with the most wonderful private garden. There is also scope to extend, subject to planning permissions, as the neighbours have done. The spacious entrance hall features stained glass windows and hard-wood details, including the staircase. All reception rooms are on the ground floor and feature a fully fitted kitchen, a light, bright living room with working fireplace, which flows into a dining room with serving hatch from kitchen, which flows into a sun room, which in turn flows through patio doors onto the garden. The garden is a wonderful space, mainly laid to lawn and planted well, with raised bed vegetable patch, a garden chalet, a garden shed, and a paved outside dining space. There is a private single garage and driveway parking for 1, one more space could be created if need be. Excellent South coast location, walking distance to beach, the Promenade, shops, town, St Andrews Park, Coronation Park and on the bus route. No onward chain and Broadlands are sole agents. Please be in touch to arrange to view this lovely little home.





Living

Spacious Entrance Hall with stained glass and stairwell, opens onto living room, dining room, sun room and fitted kitchen.

Sleeping

Upstairs features a large double premiere bedroom with fitted wardrobe furniture, a second large double bedroom with fitted furniture and a third smaller single bedroom. All have wonderful light and nice outlooks. A good size house shower room services them all.

Outside

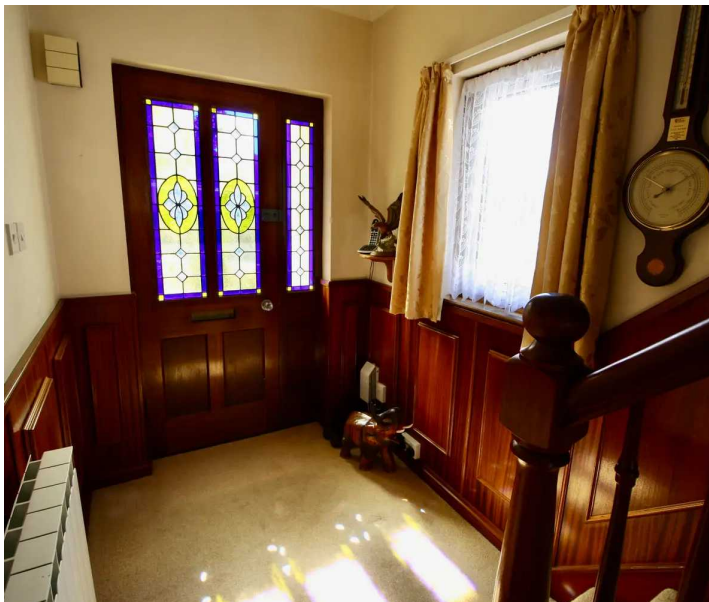
Surprisingly large rear garden with mature planter borders and mainly laid to lawn. Paved entertaining al fresco space. Large garden chalet at end of garden plus garden shed. All exceptionally well maintained, kept beautifully.

Parking

One parking space to front, with room for another if you took the planter borders out. One private garage. Plenty of nearby on road parking too.

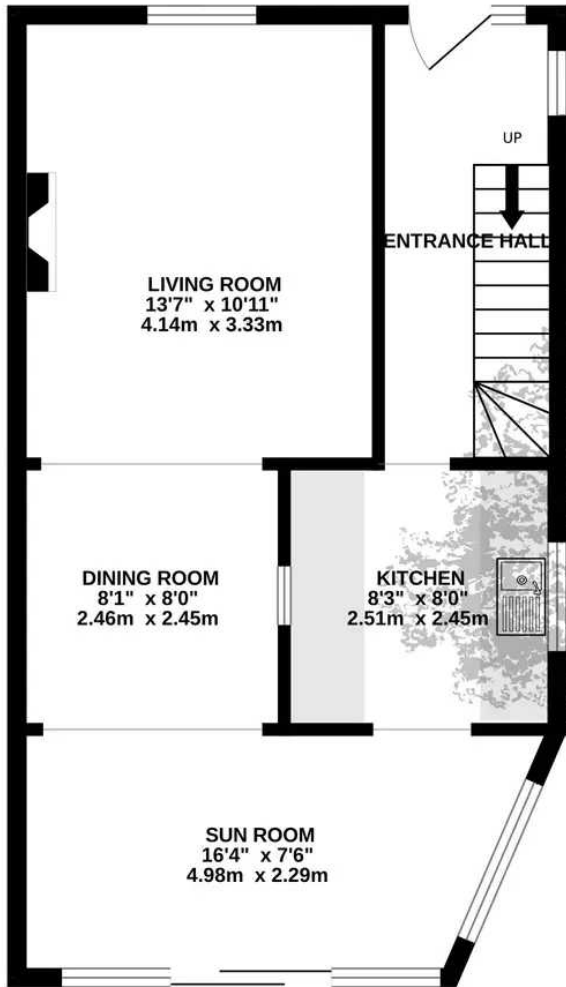
Services

All mains services. Oil fired central heating. Fully double glazed throughout. New boiler and new garage roof 2 years ago.

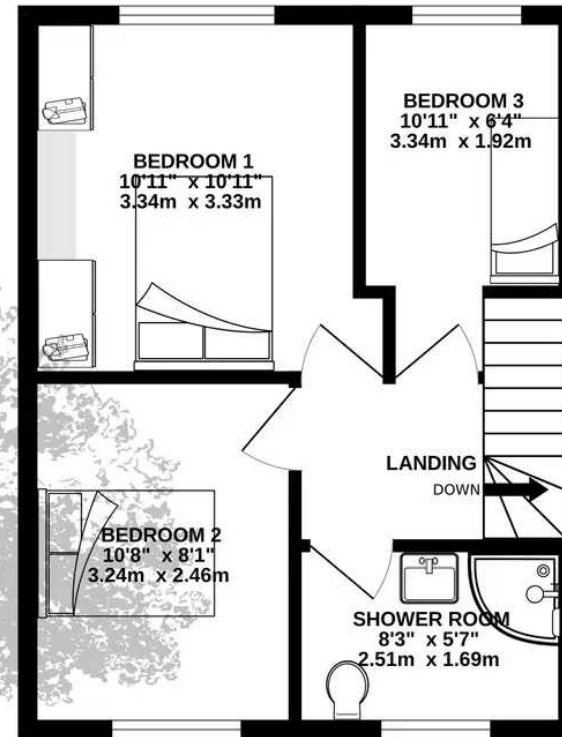




GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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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