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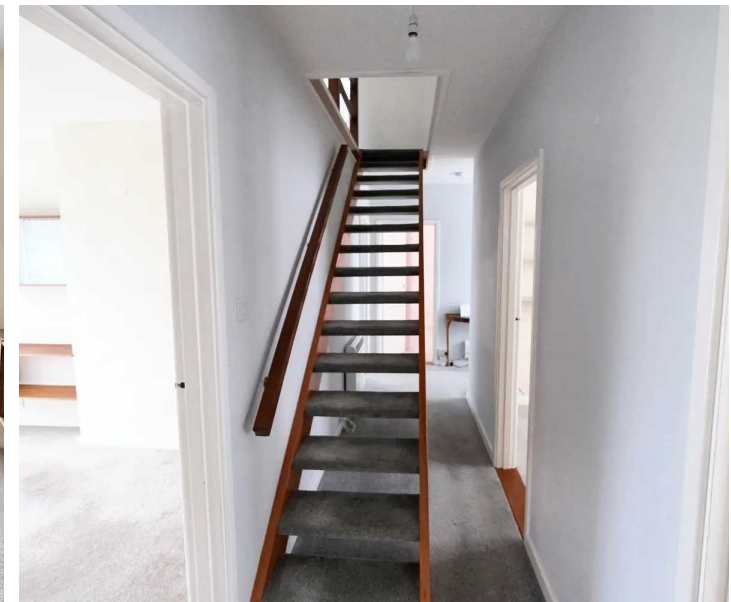
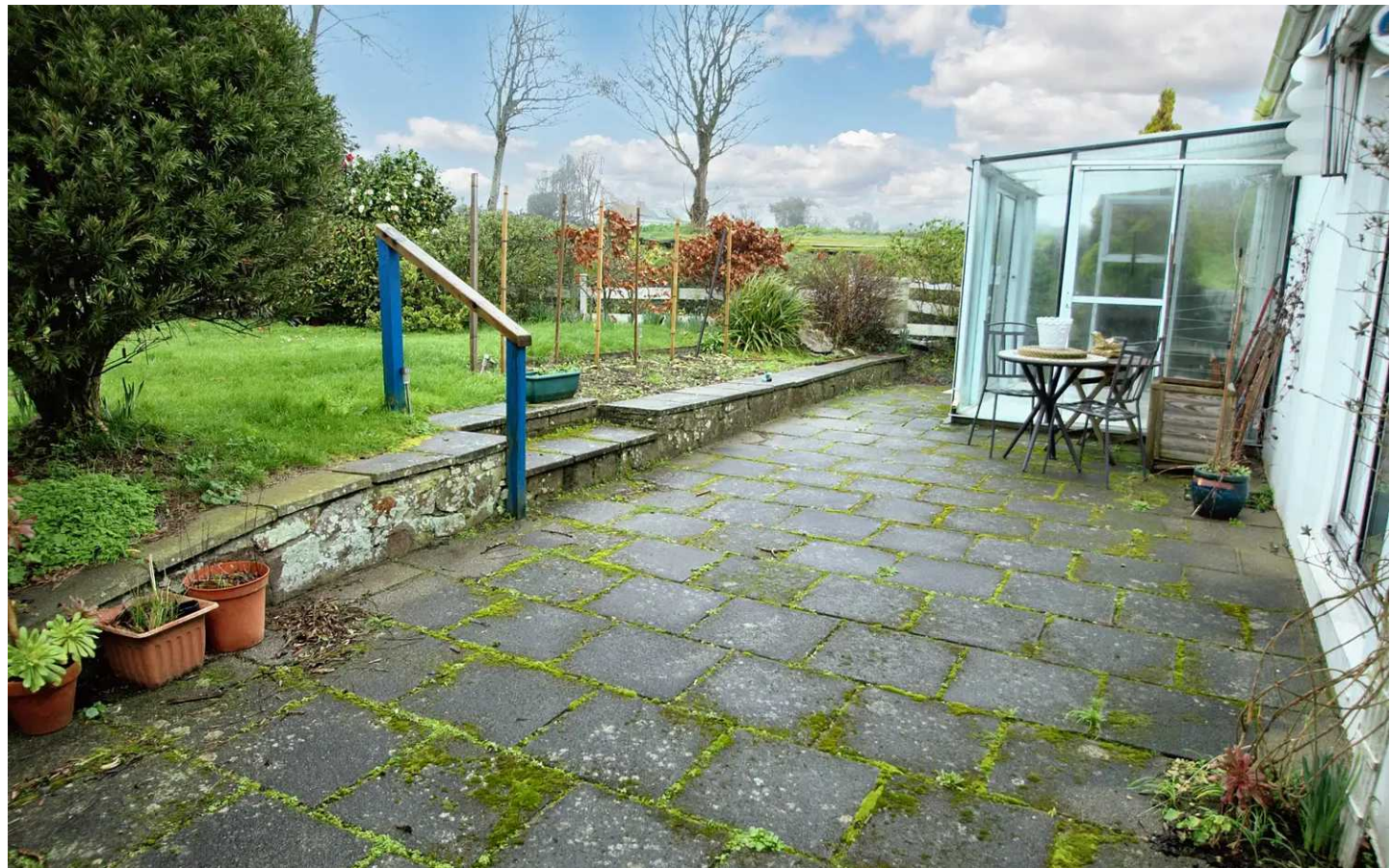
Catalonia Le Mont Fallu, St. Peter
£760,000

BROADLANDS
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Catalonia Le Mont Fallu

St. Peter, Jersey

- Detached dormer bungalow
- 4 bedrooms and shower room
- Eat in kitchen
- Separate dining room
- Garden and parking
- Please contact Nigel on 07797718233 or nigel@broadlandsjersey.com



Catalonia Le Mont Fallu

St. Peter, Jersey

A very good size detached dormer bungalow with a pleasant West facing garden. The property has been in the same family ownership for over 40 years and has always been lovingly maintained. There are 4 good size bedrooms with an additional dining room. Although there is only one shower room on the ground floor, it would be a simple conversion with a dormer window to create a second bathroom at first floor level. Plans have been previously passed to reflect this.

The house currently has a single glazed conservatory off the lounge providing an additional habitable room. Outside is a manageable garden, mostly laid to lawn and patio.

St Peters village is close by with all it's excellent facilities, 3 supermarkets, 2 pubs, school and church. Offered with immediate vacant possession, book your appointment to view with the owner's sole selling agent.





Living

Ground floor features a dine in kitchen with sliding doors to garden, a good size lounge with sliding doors to conservatory. The separate dining room could act as a 5th bedroom if required.

Sleeping

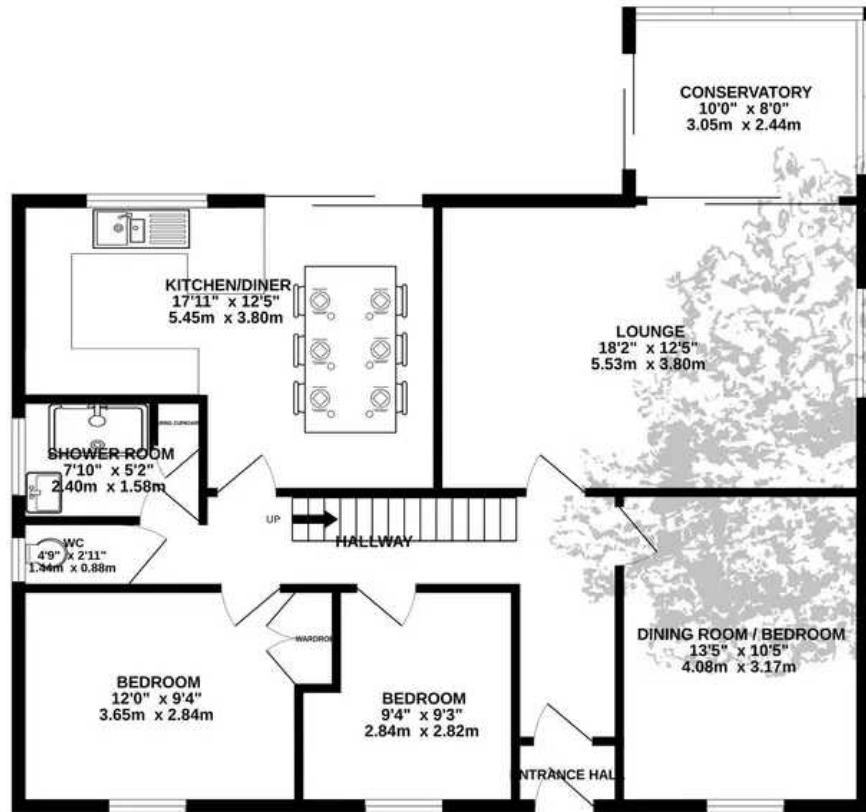
2 large double bedrooms at first floor level. There is planning permission to create a bathroom on the first floor with a dormer window. The ground floor has 2 further bedrooms, a shower room and separate W.C.

Services

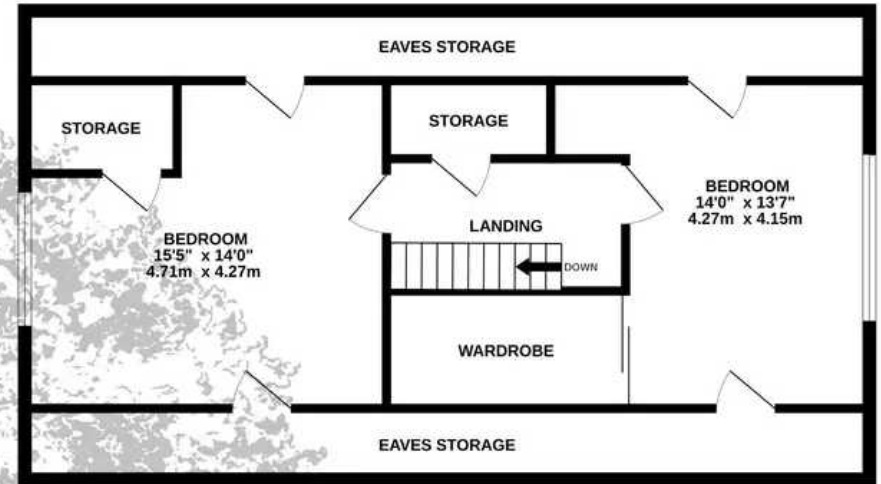
Mains drains, (no gas), borehole water with treatment system, fully double glazed and electric heating.



GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1734 sq.ft. (161.1 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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