



FINDING YOU A HOME
SINCE 1972
B

1 Bel Royal Gardens, La Route de St Aubin, St Lawrence
£3,400 PCM

BROADLANDS
FINDING YOU A HOME SINCE 1972

1 Bel Royal Gardens, La Route de St Aubin

St Lawrence, Jersey

- 4 bedrooms, 2 bathrooms, 3 receptions
- Spacious family home - 1,850 sq ft
- Very convenient location
- Parking for 3 cars, plus integral garage
- Entitled/Licensed housing qualifications required
- Initial 2 year lease
- Will be let unfurnished
- Pets considered
- No smoking
- Please contact the rental team - rentals@broadlandsjersey.com



1 Bel Royal Gardens, La Route de St Aubin

St Lawrence, Jersey

This beautiful, and with 1,850 sq ft very generous, end of terrace property briefly comprises of a large separate kitchen, utility room, pantry, living area, conservatory with under floor heating, primary ensuite with under floor heating. It's conveniently located near the beach, schools, frequent bus routes, lovely walks and amenities. There's a good size garden, as well a garage & off street parking for 3 cars.

On the ground floor you find a large dining room, leading through to the bright conservatory. There's an open plan pantry/kitchen/dining area, with access to the private & enclosed rear garden. Additionally there's WC and a separate utility room for added convenience. The property also provides plenty of cupboard space, so storage is not an issue.

On the first floor is the primary bedroom with modern ensuite and adjoining dressing room. There are 2 further double bedrooms, a house bathroom and a study/small 4th bedroom. The upstairs landing is flooded with natural light. Outside, there's a good sized, secure garden to the rear, as well as parking for up to 4 cars. The property is located within walking distance to St Aubin's bay & St Peter's Valley. It is on good bus routes and its close proximity to many other amenities make this property ideal for families.





Living

Good size living room with functioning fireplace, large dining room & bright conservatory with under floor heating. Open plan pantry/kitchen/dining area, with access to the garden. Additionally there's WC and a separate utility room & ample storage.

Sleeping

A total of 4 bedrooms, the primary bedroom has modern ensuite (with underfloor heating) and adjoining dressing room. 2 further double bedrooms, a house bathroom and a study/small 4th bedroom.

Outside

Descend sized, secure garden to the rear, as well as parking for up to 4 cars

Services

All mains services Electric heating Fully double glazed







Broadlands

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

BROADLANDS

FINDING YOU A HOME SINCE 1972