



FINDING YOU A HOME SINCE 1972
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Delphinus, 1 Pied Du Cotel, St. Andrews Road

£750,000

BROADLANDS

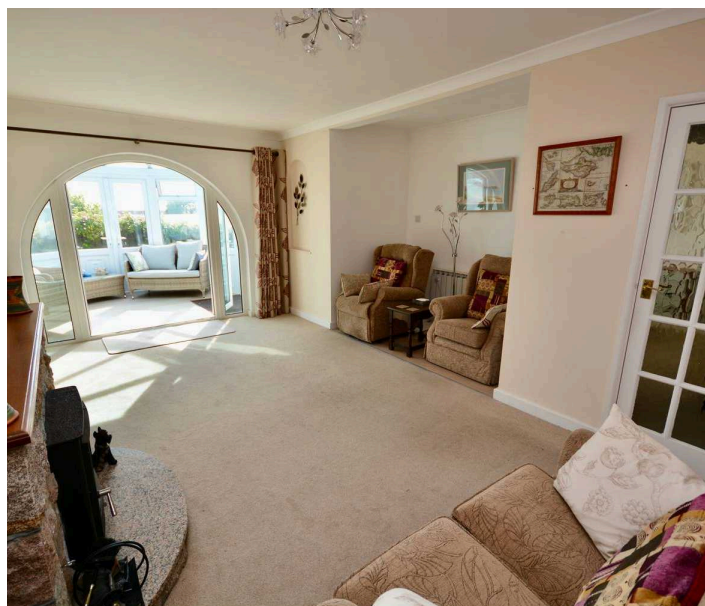
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Delphinus, 1 Pied du Cotil, St Andrews Road

St. Helier, Jersey

Head up Mont Cochon from First Tower and turn right at the yellow line into St Andrews Road, continue for approx. 150 mts and Delphinus is the 1st dorma bungalow on your LHS.

- Three double bedroom detached bungalow
- Living room with wood burner
- Conservatory
- 22ft eat-in kitchen diner
- Shower room and separate cloakroom
- South facing gardens front and rear
- Driveway parking for two plus single garage
- No onward chain
- Sole agent
- Contact Andrew 07797 814422 / andrew@broadlandsjersey.com



Delphinus, 1 Pied du Cotil, St Andrews Road

St. Helier, Jersey

Three bedroom detached dormer bungalow situated in an elevated position near St. Andrew Park, enjoying distant views towards St Aubin's Bay.

Accommodation to the ground floor comprises of three good size reception rooms which include; a bright lounge with wood burning stove which opens into a conservatory that is elevated overlooking the front garden. Spacious 22ft kitchen diner with sliding doors that open onto the private rear patio and raised garden beyond. Two good size double bedrooms both with plenty of fitted wardrobes and a house shower room completes this floor. The third double bedroom occupies the entire top floor and also has good storage plus its own cloakroom and is accessed via a spiral staircase from the hall. This bedroom further benefits from it's own south facing balcony with delightful distant panoramic views towards St. Aubins Bay.

Secure south facing front garden with established borders and faux grass offers low maintenance but colourful blooms all year round. There is a further patio to the west side of the property in front of the vegetable / fruit garden that benefits from a large garden shed. Driveway parking for two cars plus a single garage and scope for further parking should you desire.

Conveniently located near St Andrews Park this property is within a five minute walk of the beach, various convenience stores, a petrol station and several restaurants. Children should have no reason to be late for school as a bus stop is at the bottom of the hill providing a regular service, allowing an easy journey into town or west to St Aubin. Contact Broadlands the vendors sole agent to make your appointment to view today.





Living

Three receptions; south facing conservatory overlooking front garden, living room with stove and large kitchen diner with doors opening onto rear patio and garden.

Sleeping

Three double bedrooms (two to the ground floor). One house bathroom on ground floor and W.C to first floor bedroom.

Outside

Low maintenance front lawn with established borders. Front patio plus vegetable / fruit garden with large wooden shed. Rear patio with raised garden all facing south.

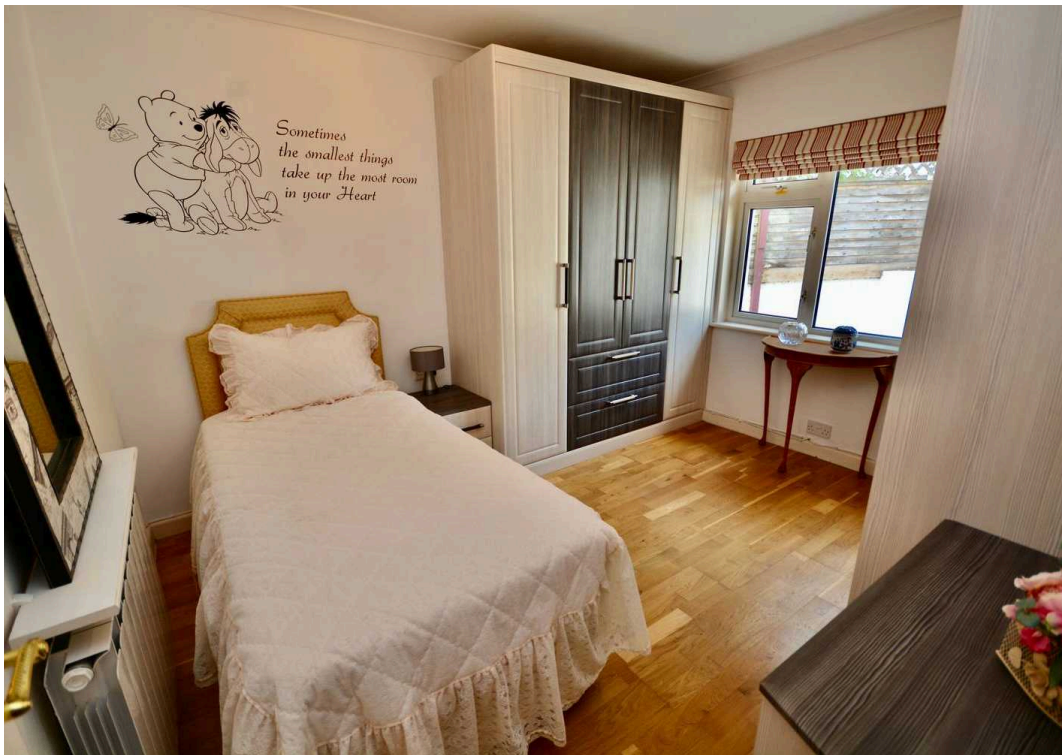
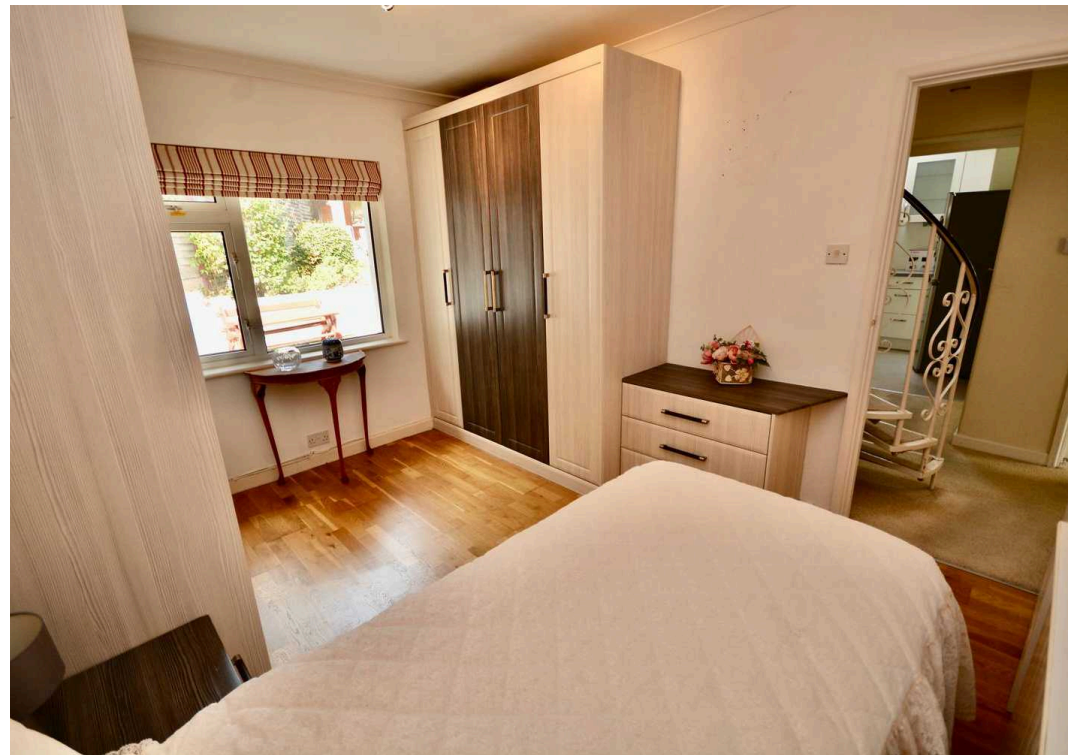
Services

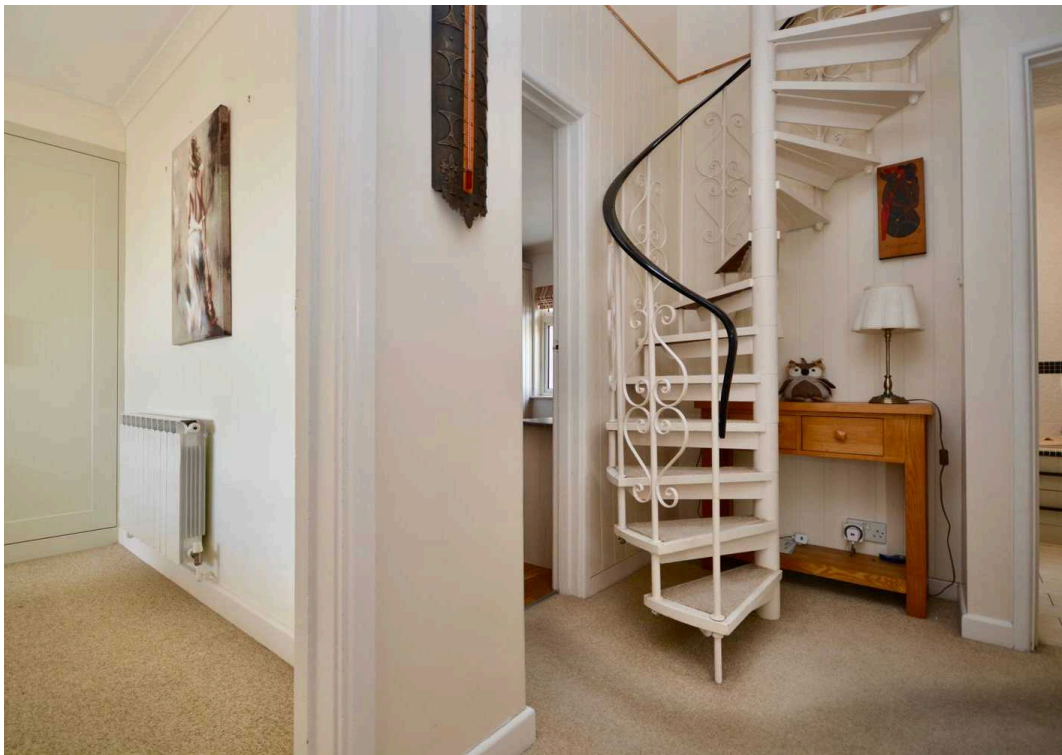
All mains (excluding gas). Separate boiler / utility room houses oil fired central heating. Fully double glazed.



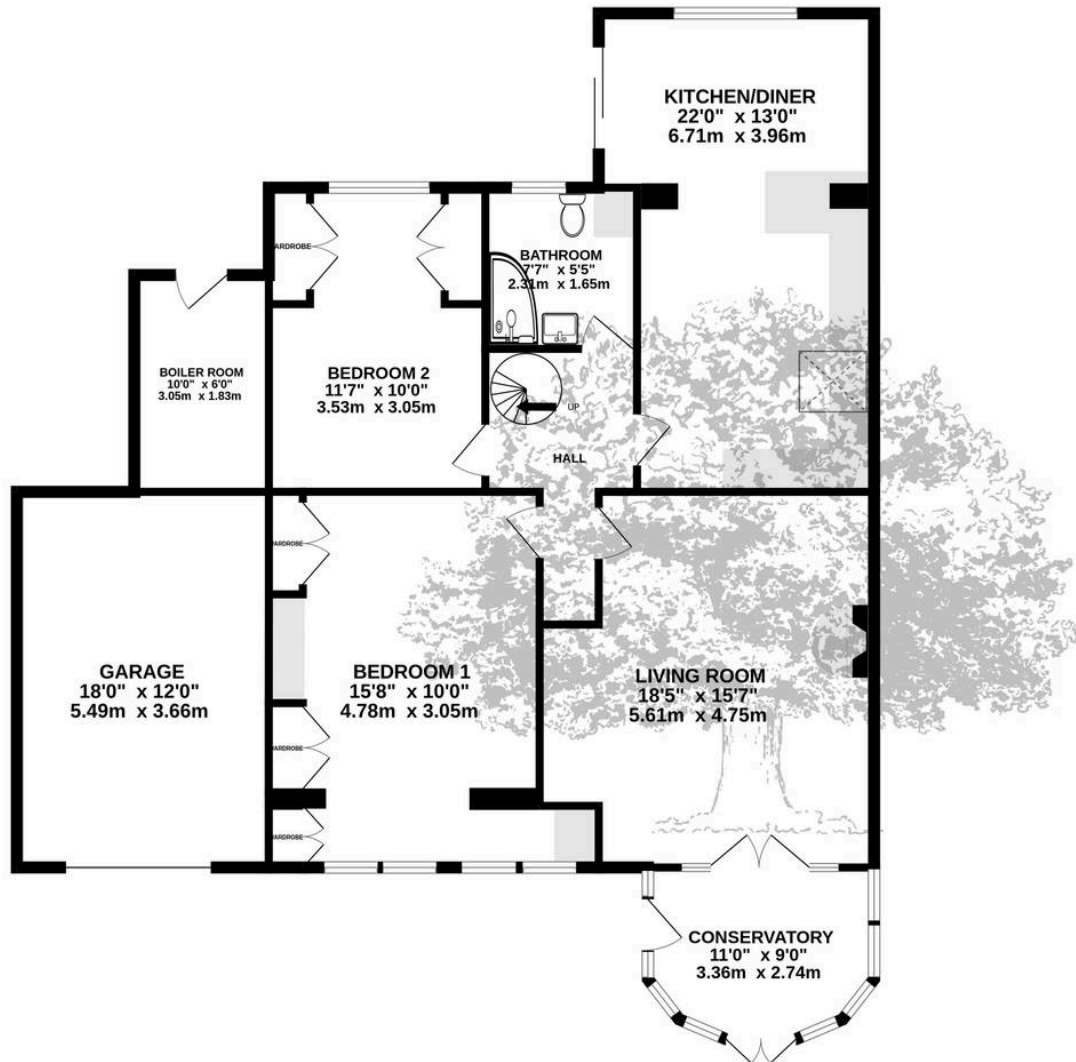








GROUND FLOOR
1236 sq.ft. (114.8 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1536 sq.ft. (142.7 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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Broadlands Estates, Library Place - JE2 3NL

07797 814422 • andrew@broadlandsjersey.com • www.broadlandsjersey.com/

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