



Bel Air La Ruelle de Saumarez, Castel

Price: £595,000 **Sole Agent Local Market Sales**

Lounge/dining room, kitchen, conservatory, 3 double bedrooms, bathroom.
Garage, store, ample parking and gardens.

To arrange a viewing please call **236039**

www.cooperbrouard.com



This detached bungalow was built in the early 1960s and has been extended and upgraded greatly over the years including the addition of a conservatory which looks out over the delightful garden and a new kitchen. The accommodation is generous throughout with a wonderful 26' long lounge/dining room. Bel Air is located in a highly desirable and quiet, location opposite Saumarez Park. Externally there is ample parking to the front and side, garage and a beautiful, private lawned rear garden.



Entrance hall 23'9 x 4'9 Half glazed uPVC door to front. Hatch to large loft space. High level cupboard housing electrics and fuses. Doors to:

Lounge/dining room 26' x 14'9 Spacious room with ample space for table and chairs and living room suite. Fully glazed French doors to the side leading out to rear garden, window and two high level obscured glass windows to side. Opening to conservatory and door to:



Kitchen 11'7 x 8'4 Fitted with modern units with granite effect work surface incorporating a 1 ½ bowl single drainer Franke sink with mixer tap. Full tiling to floor and walls. Camray oil fired central heating boiler to one corner fitted in a unit. Half glazed uPVC door and window to rear with outlook over rear garden.

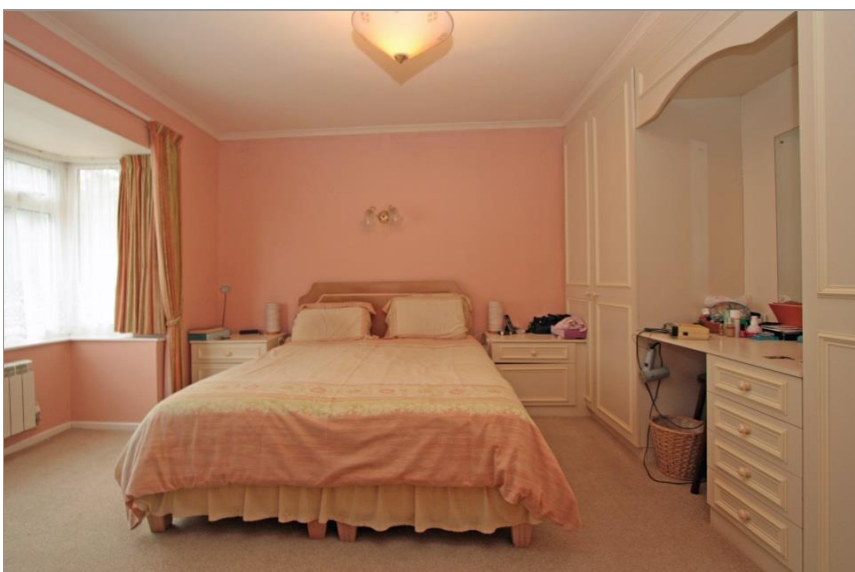
Integrated Appliances: Neff oven and grill, Neff 4 ring induction hob with extractor fan over, integrated fridge/freezer, integrated Neff microwave, Neff washing machine, Hotpoint slimline dishwasher. And plinth heater.



Conservatory 12'9 x 9'6 uPVC construction on dwarf walls with tiled flooring and tinted glazing to ceiling windows. Fully glazed French doors leading out to rear patio and on to the rear garden.



Bedroom 1 14' x 11'8 Spacious double bedroom with fitted wardrobes, bedside cabinets and dressing table. Large square bay window to front.



Bedroom 2 14' x 11'9 Double bedroom with large square bay window to front.



Bedroom 3 10'9 x 10'4

Run of four door fitted wardrobes. Large obscured glass window to side.



Bathroom 12'4 x 10'8 Large bathroom fitted with a four piece suite comprising fully tiled shower cubicle with power shower and glazed screen, bath, basin set in vanity unit with cupboards below, mirror over and wc with concealed cistern. Built in airing cupboard housing the hot water cylinder with slatted shelving to one side. Part tiling to walls. Large obscured glass window to side.



EXTERIOR

The property is approached off the lane over a tarmac driveway providing ample parking to the side of the property with a further gravel parking area to the front. The driveway leads upto the:

Single garage 14'5 x 8'5 Up and over garage door to front. Power and lighting.

A pedestrian gateway leads to the rear garden. Behind the garage is a:

Store 8'5 x 7'3 Power and lighting. Window and uPVC glazed door to rear.



The large rear garden is mainly laid to lawn with attractive mature borders well stocked with flowering plants, shrubs and trees with a mature apple tree to the rear. To one side is a timber garden store and an aluminium framed glass house.

There is a gravel seating area with paved steps leading from the conservatory and a further paved area directly behind the property.

N.B. There is a right of way to the very rear of the garden for the neighbouring properties to access their gardens but it is very rarely used.





Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, cesspit drainage, oil central heating, uPVC double glazing.

Finding the property: Travelling along Route de Saumarez with Saumarez Park on your left hand side take the first turning on the left in to Saumarez Lane and continue on round the sharp left hand bend in to Ruelle des Saumarez and the property is the third on the right hand side.

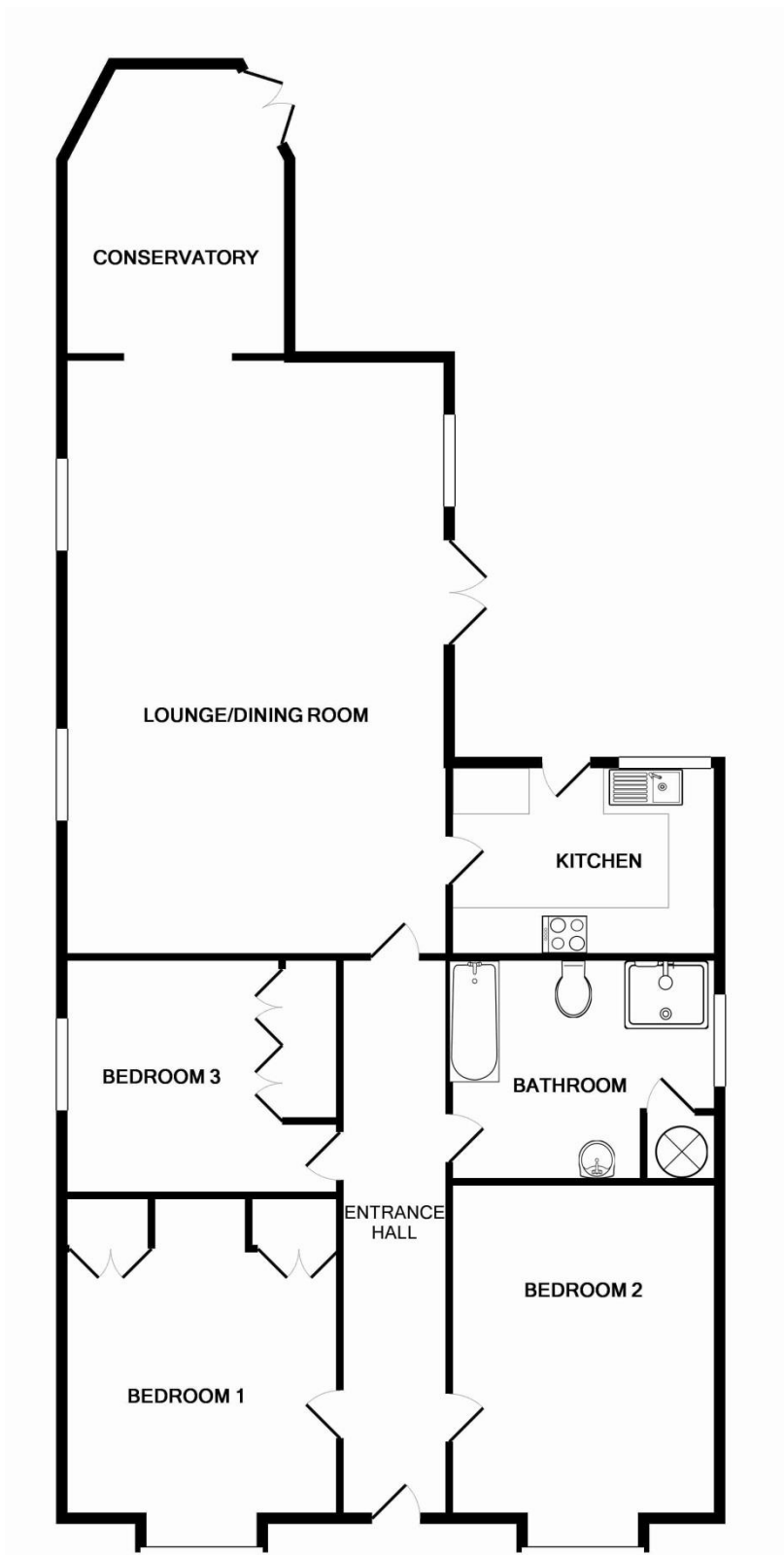
Perry's ref: 8 C5

TRP 170

School catchment: La Mare de Carteret Primary and High School

These particulars are supplied on the understanding all negotiations are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Cooper Brouard Limited The Old Post Grande Rue St Martin's Guernsey Channel Islands GY4 6RR
Tel: +44 (0)1481 236039 Fax: +44 (0)1481 237305 Email: enq@cooperbrouard.com www.cooperbrouard.com

