

Avalon

Castel



Cranfords are pleased to offer Avalon to Guernsey's local market situated on a quiet lane just inland from the West coast of Cobo and Grande Rocque. This 5 bedroom family home has been upgraded over recent years, including the latest connectivity wiring and a balcony. In addition to this good-sized family home is a self-contained one double bedroom dower unit that was built only a few years ago and to current building standards offering a whole range of versatile living situations and potential for an added income if required. Externally, the property is low maintenance having a rear patio garden and entertainment area. To the front of Avalon you find ample parking from a gravel driveway which completes this great package. Call us today on 243878 to book your viewing!

- ✓ 6 Bedrooms
- ✓ Self Contained Dower Unit
- ✓ Large Family Home
- ✓ Open To Negotiation
- ✓ TRP 194
- ✓ 3 Bathrooms
- ✓ Move-In Condition
- ✓ Great Location
- ✓ Multi Generational Living
- ✓ LR3276

Accommodation

Self Contained Unit

Open Plan Living Space

Appliances included; Electric Hob and oven, fridge and washing machine.

16' 9" x 9' 7" (5.11m x 2.92m)

Shower room

5' 5" x 4' 3" (1.65m x 1.30m)

Bedroom

9' 8" x 9' 7" (2.95m x 2.92m)

First Floor

Shower Room

7' 0" x 7' 0" (2.13m x 2.13m)

Bedroom 3

11' 3" x 10' 8" (3.43m x 3.25m)

Bedroom 2

14' 8" x 11' 0" (4.47m x 3.35m)

Bedroom 1

22' 7" x 10' 8" (6.88m x 3.25m)

Ground Floor

Bathroom

9' 2" x 6' 0" (2.79m x 1.83m)

Bedroom 4

18' 6" x 10' 8" (5.64m x 3.25m)

Bedroom 5

15' 5" x 10' 3" (4.70m x 3.12m)

Kitchen

Appliances included; Rangemaster Gas hob and



electric oven, American Fridge Freezer and Dishwasher.

13' 8" x 9' 8" (4.17m x 2.95m)

Lounge

15' 7" x 10' 7" (4.75m x 3.23m)

Entrance Hall

Under stairs storage.

22' 0" x 8' 0" (6.71m x 2.44m)

Services

Mains Electricity and water and drainage.
Central Heating.

Price includes

Floor coverings, curtains/blinds, and light fittings. Appliances as detailed.

Possession

By arrangement.

Viewing

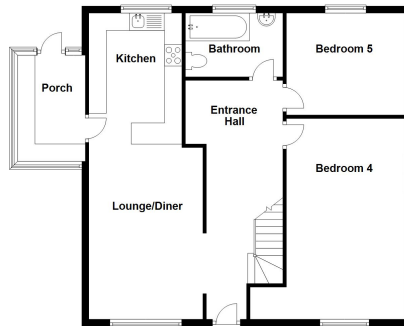
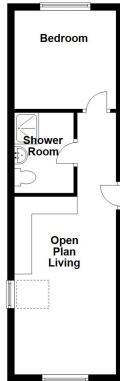
Strictly by appointment

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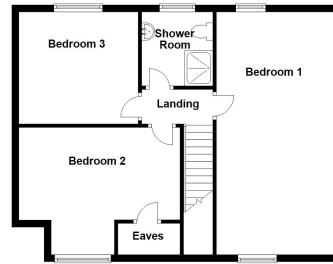
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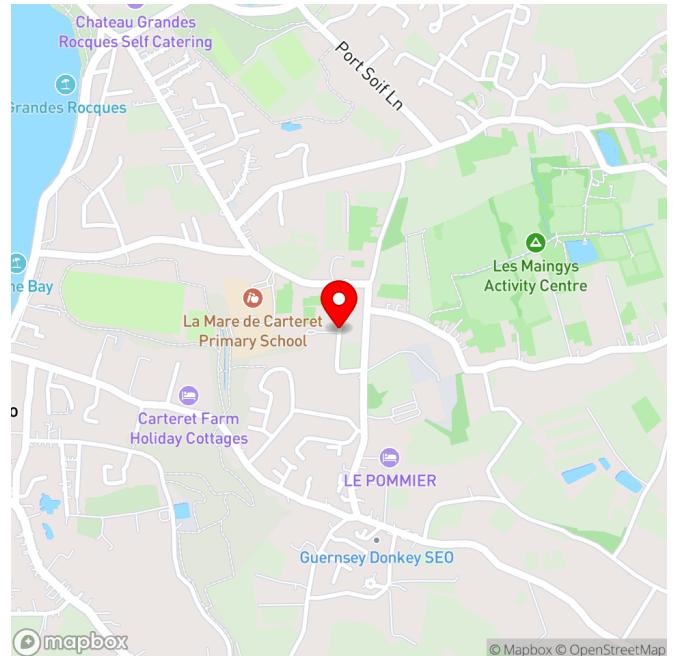
Ground Floor
Approx. 116.9 sq. metres (1258.1 sq. feet)



First Floor
Approx. 62.5 sq. metres (673.1 sq. feet)



Total area: approx. 179.4 sq. metres (1931.2 sq. feet)



For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.

