



# Crofters

Coin Colin, Les Maindonaux, St Martin's, GY4 6AH

## £795,000

OPEN MARKET

SOLE AGENT

A detached 2 bedroom bungalow situated off quiet lanes on a small clos located within easy walking distance of St Martin's Village.

The property benefits from an integral garage, parking for 2 cars and an attractive south facing lawned rear garden. Crofters would be ripe for refurbishment and upgrading. Any expenditure would be well justified.

School catchment: St Martin's Primary and Les Beaucamps High.

### Key facts



- Detached bungalow on small clos
- Plenty of scope to upgrade
- South facing rear garden
- Garage and parking
- Located off quiet lanes

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### Entrance porch

7' x 4'2 (2.1m x 1.3m)

### Dining room

15'4 x 13'4 (4.6m x 4m)

Two cloaks cupboards and further smaller cupboard.

### Lounge

16'6 x 13' (5m x 4m)

Feature fireplace with slate surround and tiled hearth housing solid fuel burner.



## Conservatory

11'5 x 9'9 (3.5m x 3m)

Double glazed uPVC construction with poly carbonate roof, tiled floor.

## Inner hall

13' x 3'2 (4m x 1m)

Airing cupboard with fitted shelves.



## Kitchen

12'4 x 9'7 (3.8m x 3m)

Fitted with a range of cream floor and wall units with wood effect work surfaces incorporating double bowl stainless steel sink with decorative tiled splashbacks. Grant oil fired central heating boiler.

### APPLIANCES

- Hotpoint double oven
- Hotpoint hob with extractor over



## Bedroom 1

14' x 12' (4.3m x 3.7m)

Fitted wardrobes and bedside cabinets.

## Bedroom 2

11'9 x 11'5 (3.6m x 3.5m)

Built in wardrobes.



## Bathroom

Three piece suite comprising bath with shower attachment, basin and wc. Tiled walls, cupboard housing hot water cylinder.





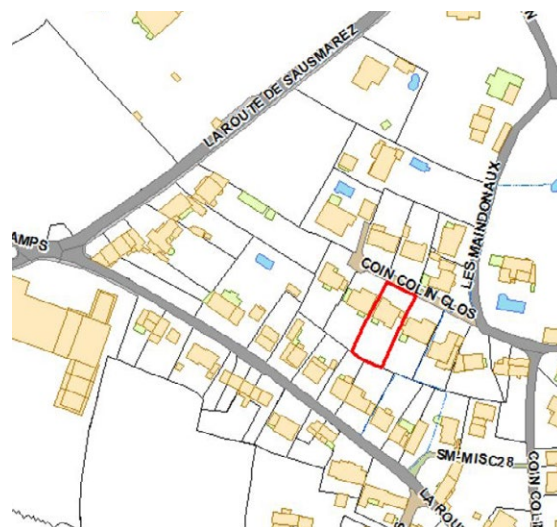
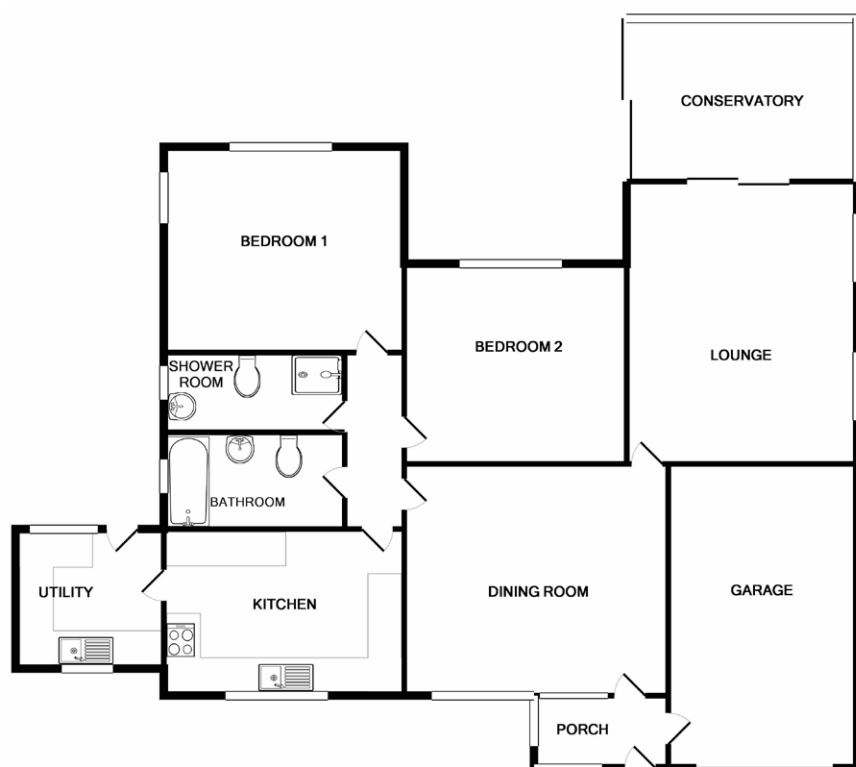
## EXTERIOR

The property is approached over a private clos road onto a tarmac driveway where there is parking for two cars and continues up to the garage. A paved path leads up to the front door flanked by a lawned fore garden.

Access down both sides of the property leads onto the south facing rear garden which is partly paved and partly laid to lawn, enclosed with mature shrubs and bushes.



## Floorplan



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

**Services:** Mains electricity, water and drainage. Oil fired central heating, part double glazing.

**Perry's ref:** 31 E2

**Cadastre ref:** J01761D000

**Housing ref:** E.94

## CONTACT OUR OPEN MARKET TEAM



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