



## Kinsale

Rue Des Vallees, Castel GY5 7DR

£895,000

LOCAL MARKET

SOLE AGENT

Kinsale is an immaculate 4 bedroom detached house that has been lovingly renovated in recent years situated off a quiet lane in Castel.

The property boasts spacious and airy reception space alongside a large kitchen/dining room, separate utility, playroom and 4 good sized bedrooms all of which are of a very modern finish. Externally there is a large double garage, ample parking and a lovely garden.

School catchment: Castel Primary and Les Beaucamps High.

### Key facts

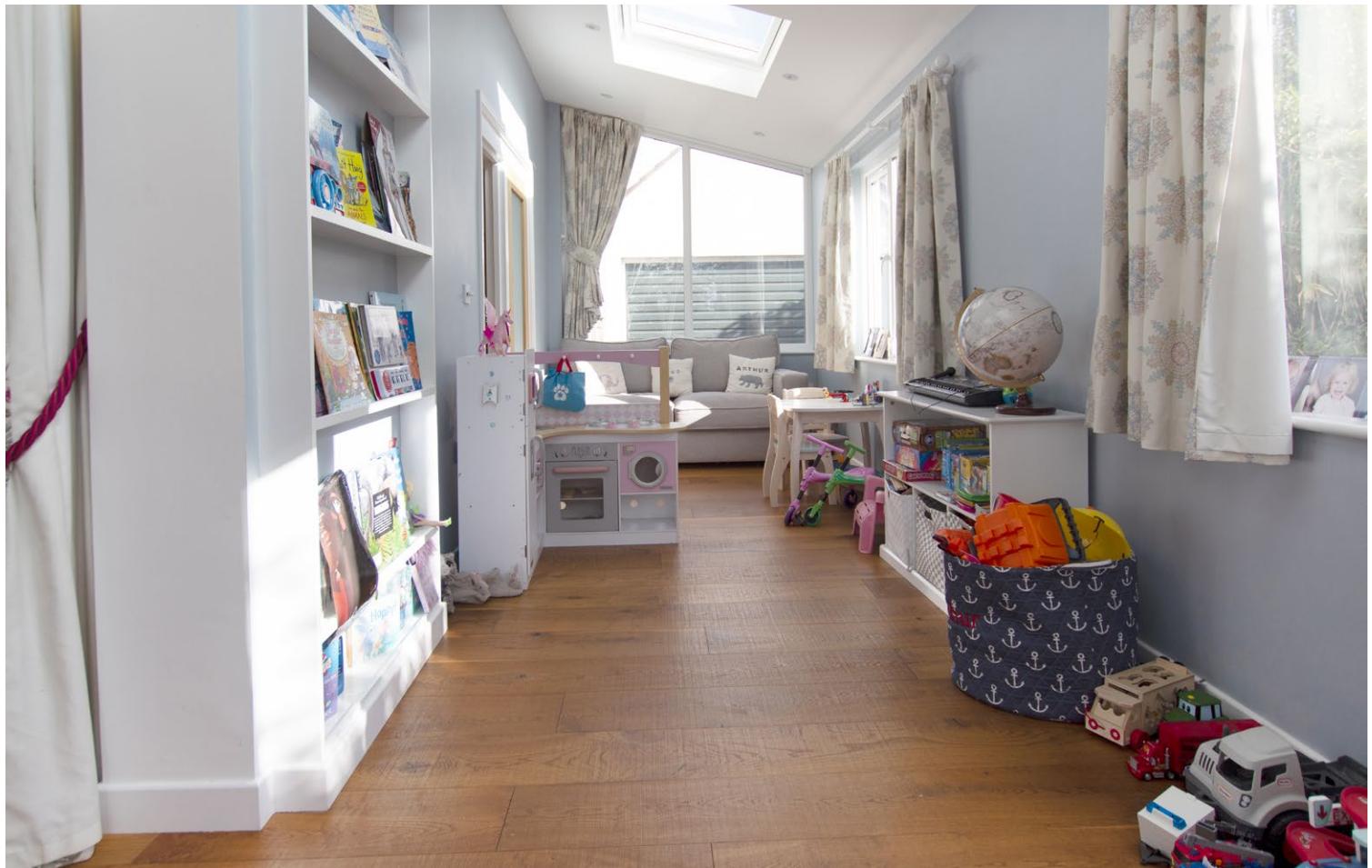


- Beautiful family home
- Immaculately presented throughout
- Spacious living accommodation
- Large double garage
- Enclosed garden and ample parking

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Kinsale | £895,000

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To arrange a viewing, call us on **236039** or email [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com) | [www.cooperbrouard.com](http://www.cooperbrouard.com)



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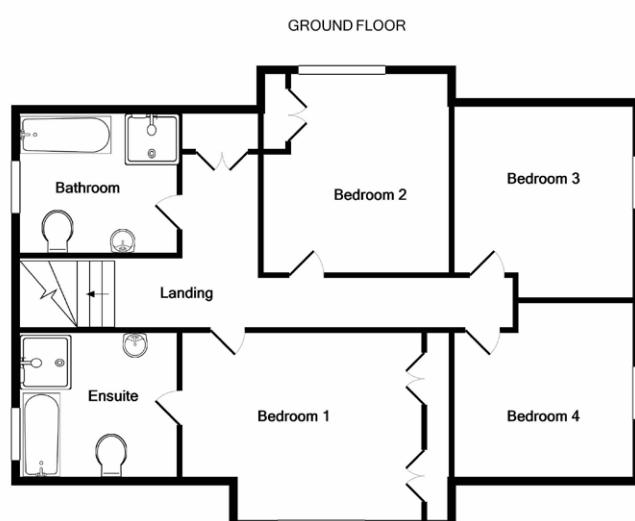
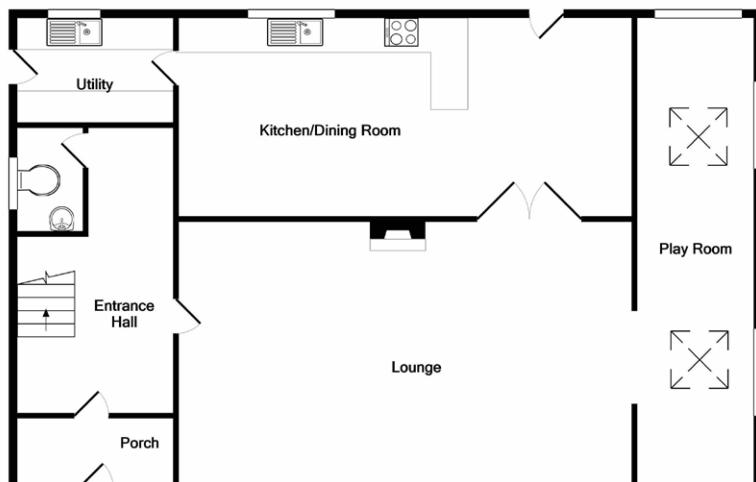


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## Floorplans



## Entrance hall

8'7 x 7'7 (2.4m x 2.1m)

## Porch

## Entrance hall

Staircase to first floor with oak and glass balustrades, understairs storage cupboard.

## Lounge

26'4 x 15'2 (8m x 4.6m)

Feature granite fireplace with brick surround and wooden mantle housing a wood burning stove.

## Kitchen/dining room

26'4 x 11'6 (8m x 3.5m)

Smart and modern fitted units with Italian marble work surface incorporating a sink.

## APPLIANCES

- Rangemaster double oven and grill
- Neff American style fridge/freezer
- Integrated Neff fridge
- Integrated Neff dishwasher

## Utility

9'4 x 6'4 (2.9m x 1.9m)

Fitted units incorporating a single bowl single drainer sink.

## APPLIANCES

- Hotpoint washing machine
- Hotpoint dryer

## Playroom

26' x 7' (7.9m x 2.1m)

## Separate wc

5'6 x 3'5 (1.7m x 1m)

Fitted two piece white suite.

## FIRST FLOOR

## Landing

## Bedroom 1

14'6 x 11'7 (4.5m x 3.6m)

Fitted wardrobes.

## En suite bathroom

9'4 x 9'2 (2.9m x 2.8m)

Fitted three piece white suite.

## Bedroom 2

11'7 x 10'9 (3.6m x 3.3m)

Fitted wardrobes

## Bedroom 3

11'3 x 10'2 (3.4m x 3.1m)

Eaves storage

## Bedroom 4

10'4 x 9'6 (3.2m x 2.9m)

Eaves storage

## Bathroom

9'3 x 7'6 (2.8m x 2.3m)

Fitted four piece white suite.

## EXTERIOR

The property is approached over a tarmac drive providing ample parking, the drive continues to the side of property to the rear garden and:

## Double garage

24'5 x 15'7 (7.4m x 4.7m)

The garden is mainly laid to lawn with paved patio enclosed by fences and hedges.

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

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

**Finding the property:** Travelling up from Houguette Crossroads, take the first turning on your right into Rue des Vallees and the property is the 3rd drive on your left hand side.

**Perry's ref:** 15 F4

**TRP:** 259



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#### CONTACT OUR LOCAL MARKET TEAM



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