



Rosslyn

Les Merriennes, St Martin's GY4 6NY

£995,000

LOCAL MARKET

SOLE AGENT

Situated close to St Martin's Village and all of its amenities this unique semi-detached property offers extensive living accommodation with the added benefit of a ground floor wing and a first/second floor duplex apartment.

Upgraded by the current owners Rosslyn is an attractive home with large private gardens and provides an ideal setting for multi-generational living. Located in a sought after area.

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

Key facts



- Versatile accommodation
- Three residential units
- Garage, parking and gardens
- Convenient for St Martin's Village
- Excellent investment

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



**cooper
brouard**
GUERNSEY'S ESTATE AGENT









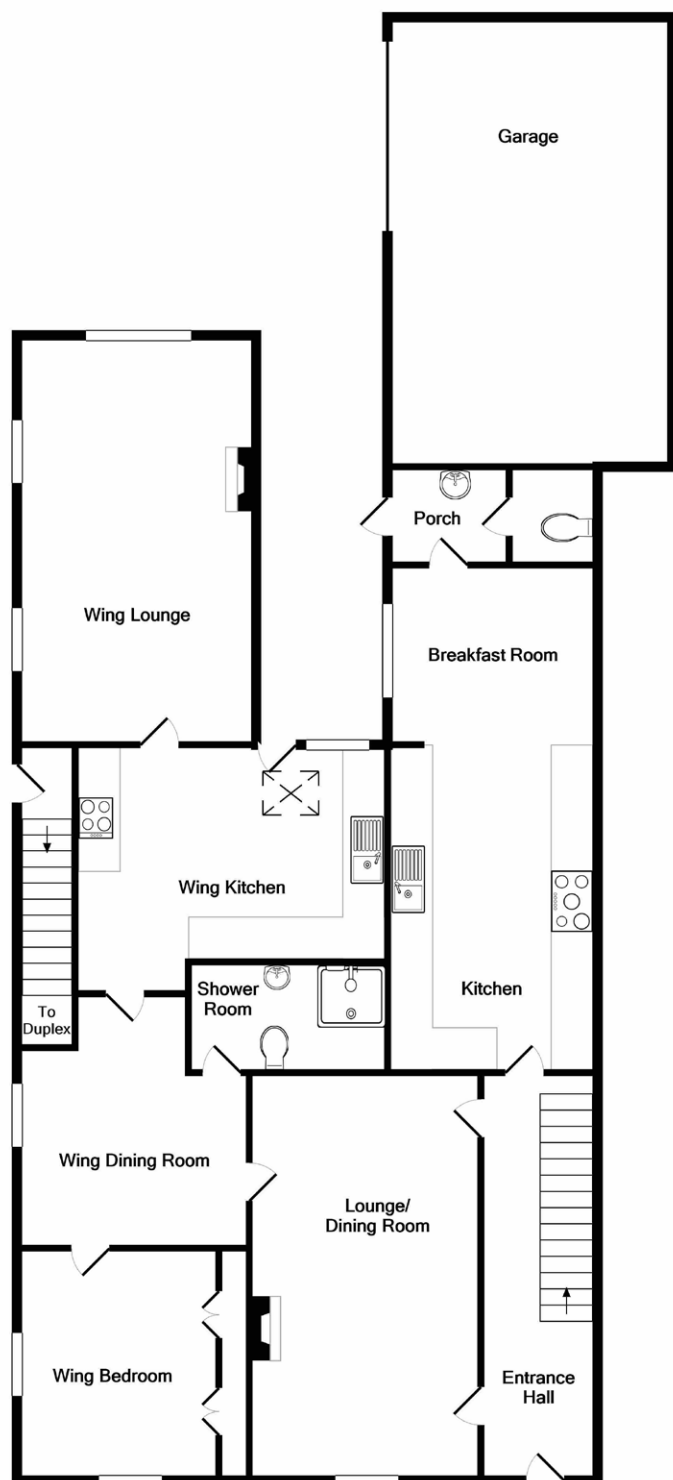


Mapping / Aerial Photography Copyright (C) States of Guernsey 2021

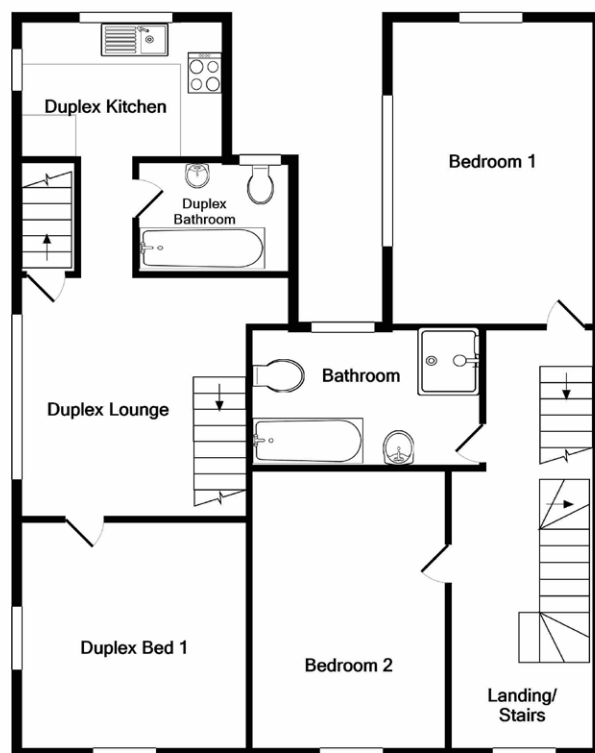


Mapping / Aerial Photography Copyright (C) States of Guernsey 2021

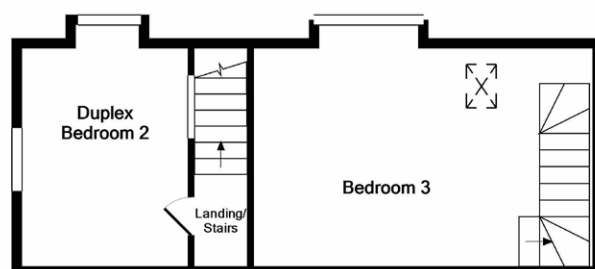
Floorplans



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Made with Metropix ©2021

MAIN HOUSE Half landing

Entrance hall Bedroom 1

20' x 5'7 (6.1m x 1.7m)

13'8 x 10'4 (4.1m x 3.2m)

Lounge/dining room Landing

20' x 10' (6.1m x 3m)

Working fireplace set in stone surround with stone mantle.

Kitchen/breakfast room

16' x 10' (4.9m x 3.1m)

APPLIANCES

- Rangemaster Oven
- Hotpoint integrated fridge and freezer
- Indesit dishwasher
- Hotpoint washing machine

Rear porch

6'6 x 3'6 (2.1m x 1.5m)

Pedestal wash hand basin

Separate wc

4'4 x 3'6 (1.5m x 1.5m)

FIRST FLOOR

Half landing

Bedroom 1

13'8 x 10'4 (4.1m x 3.2m)

Landing

Bathroom

10'2 x 6'2 (3.1m x 1.9m)

Fitted with a white four piece suite.

Landing

Bedroom 2

14'4 x 10'8 (4.3m x 3.3m)

SECOND FLOOR

Bedroom 3

17' x 14' into the eaves (5.2m x 4.3m)

GROUND FLOOR WING

Kitchen

16'5 x 7'4 average (5m x 2.2m)

APPLIANCES

- Neff induction hob with extractor over
- Neff integrated fridge and freezer
- Neff double oven

- Neff slimline dishwasher
- Neff washing machine

Lounge

19'5 x 11'5 (5.9m x 3.5m)

Dining room

14'4 x 11'4 (4.4m x 3.5m)

Shower room

11'4 x 5'9 (3.5m x 1.8m)

Fitted with a three piece suite

Bedroom 1

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

Fitted wardrobes

DUPLEX APARTMENT**FIRST FLOOR**

Kitchen

9'9 x 7'4 (3m x 2.2m)

APPLIANCES

- Cooke & Lewis hob with extractor over
- Hotpoint oven
- Hotpoint fridge.

Lounge

11'7 x 11'2 (3.6m x 3.4m)

Bedroom 1

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

SECOND FLOOR

Bedroom 2

13' into eaves x 8'5 (4m x 2.6m)

Fitted cupboards.

EXTERIOR

The property is approached over a tarmac drive which continues down the side of the property and provides ample parking. The pleasant fore-garden is predominately laid to lawn and a gravel pathway leads to the front door.

The private and mature, lawned rear garden which is bordered on two sides by wooden fencing and the other by a high granite wall.

Garage

21'6 x 13'6 (6.5m x 4.1m)

Up and over garage door, power and lighting. Housing the communal boiler and

individual hot water cylinders.

APPLIANCE

- Hotpoint tumble dryer

Store

10'6 x 13'4 (3.2m x 4m)

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

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

Finding the property:

Travelling along Les Merriennes with Marks & Spencer on your right, Rosslyn is the third house on the right hand-side.

Perry's ref: 25 C5

what3words bakers. submerging.outscore

TRP 360

CONTACT OUR LOCAL MARKET TEAM

Matt



Ben



Liz



Lucie



Harry



Charlie



Emma