



# Conamara

5 Sables d'Or, Grandes Rocques, Castel GY5 7FS

## £675,000

LOCAL MARKET

SOLE AGENT

Conamara is a spacious garage linked cavity built home situated on a popular West Coast clos.

The property offers excellent living accommodation and two good double bedrooms and a single room which is currently used as a study. The enclosed rear garden is low maintenance and to the front there is parking for up to 3 cars and an attached garage. Just a short distance from the sandy beaches of Port Soif and Grandes Rocques, this is a lovely family home worthy of closer inspection

School catchment: Mare de Carteret Primary and High

### Key facts



- Cavity built family home
- Well proportioned living accommodation
- Low maintenance rear garden
- Attached garage and parking
- Close to schools and West Coast

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GUERNSEY'S ESTATE AGENT

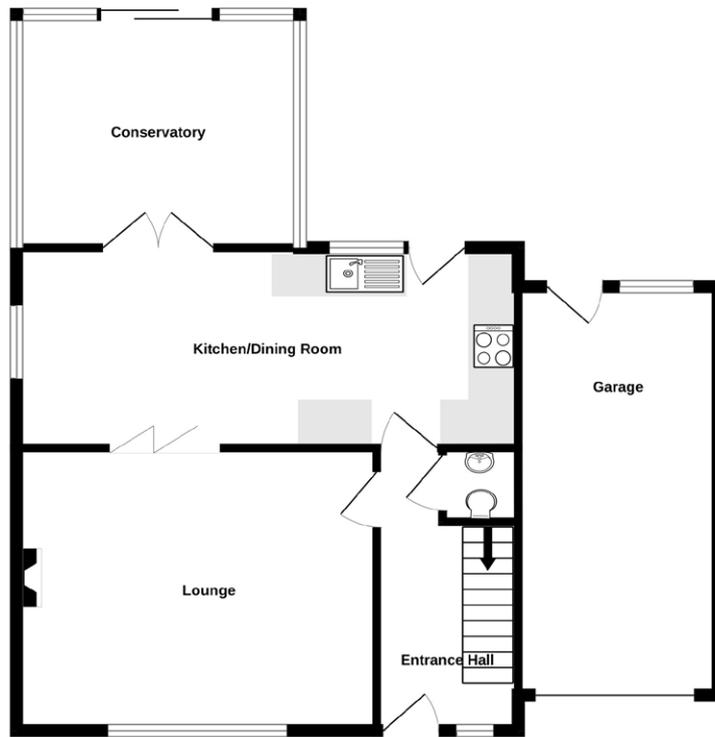






# Floorplans

GROUND FLOOR



1ST FLOOR



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## Entrance hall

12'8' x 6'7' (3.9m x 2m)

## Understairs WC

4'9' x 2'6' (1.5m x 0.8m)

## Lounge

15'3' x 12'8' (4.6m x 3.9m)

## Kitchen/Dining room

22'4' x 9' (6.8m x 2.7m)

### APPLIANCES

Beko microwave combi oven, Samsung fridge/freezer, Hotpoint dishwasher, Bosch induction hob and extractor.

## Conservatory

12'6' x 10'6' (3.8m x 3.2m)

## FIRST FLOOR

## Landing

## Bedroom 1

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

## Bedroom 2

13'6' x 10'3' (4.1m x 3.1m)

## Bedroom 3

10'6' x 8' narrowing to 6'10'  
(3.2m x 2.4m narrowing to 2m)

## Bathroom

8'4' x 7'2' (2.6m x 2.2m)

## EXTERIOR

## Garage

17'10' x 9' (5.2m x 2.7)

### APPLIANCES

LG washing machine and Hotpoint dryer.

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

**Services:** Mains electricity, water and drainage, gas heating, uPVC double glazing.

**Finding the property:** From Grandes Rocques road turn left into Sable d'Or and continue around 2 left hand bends following the road right into a little cul de sac of houses and Conamara is on the right hand side.

**Perry's ref:** 8 B2

**what3words:** darkroom.navels.lampshade

**TRP:** 148

**Clos charge** £100 per annum

## CONTACT OUR LOCAL MARKET TEAM



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