



# Mayrah

Les Nouettes, Forest GY8 0EB

## £695,000

LOCAL MARKET

SOLE AGENT

This detached bungalow is situated on a quiet lane in the desirable Forest parish.

Within close proximity to the local amenities and built in 1963, Mayrah offers up to four bedrooms complimented by a shower room, two separate WCs, lounge and open plan kitchen dining room. Further to this there is a large conservatory with log burner which was added to the property in 2010. Positioned to enjoy the sunshine throughout most of the day, a rear garden and patio area with good size workshop / store plus parking for two complete the package. Although in need of some upgrading and modernising, this super bungalow offers scope to create a fantastic family home.

School catchment: Forest Primary and Les Beaucamps High

## Key facts



- Spacious detached home
- Conservatory with log burner
- Parking and gardens
- Potential to modernise/develop
- Close to Parish school and amenities

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GUERNSEY'S ESTATE AGENT



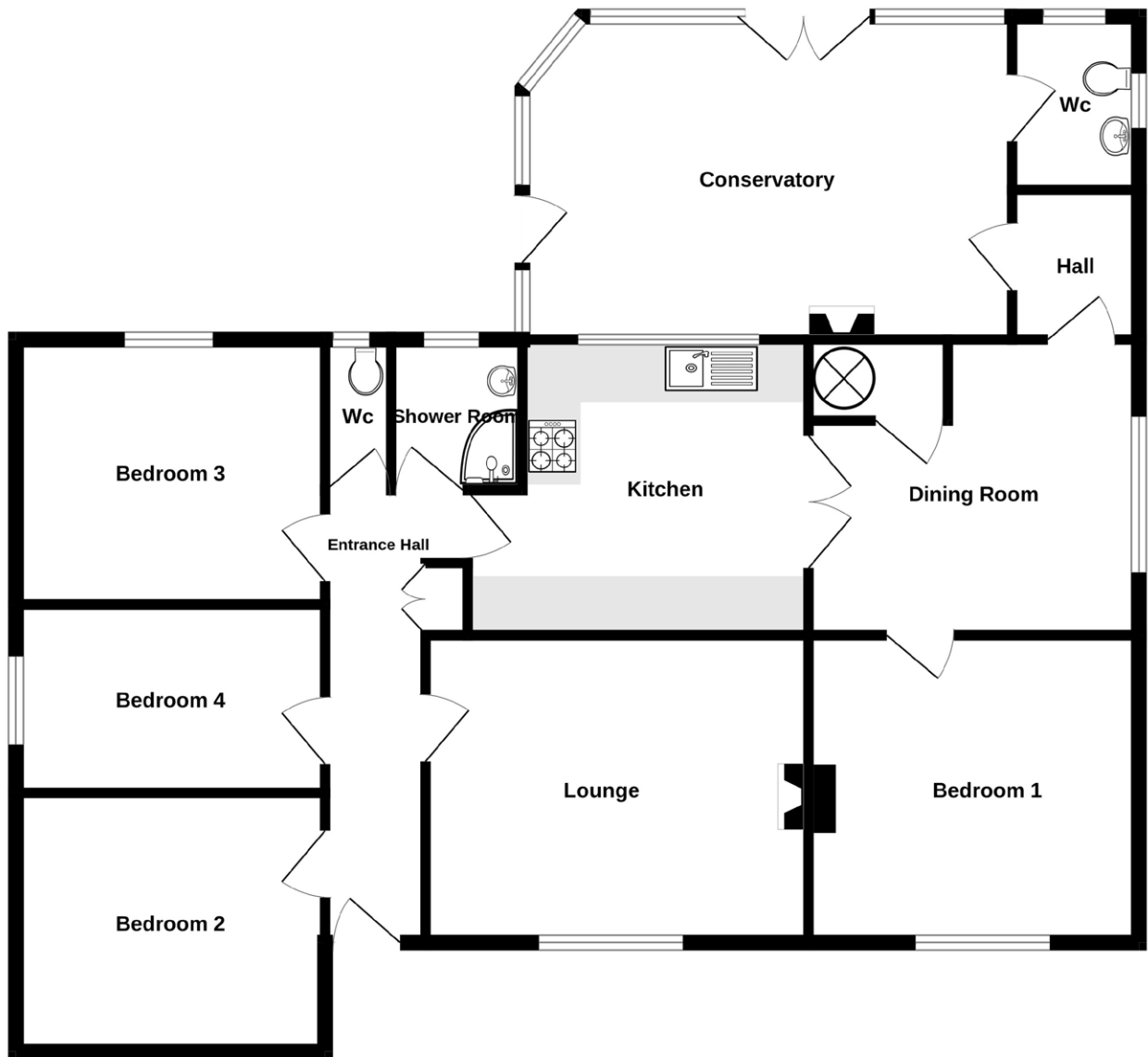








# Floorplan



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## Entrance hall

14'3 x 3'9 widening to 5'6 (4.4m x 1.1m, 1.7m)

## Lounge

14'3 x 11'4 (4.4m x 3.5m)

## Kitchen

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

### APPLIANCES

Whirlpool hob, extractor fan and Whirlpool oven.

## Dining room

12'4 x 11' (3.8m x 3.4m)

## Inner hall

5'3 x 4'9 (1.6m x 1.5m)

## Conservatory

16'8 x 12' (5m x 3.7m)

## Separate WC

5'5 x 4'10 (1.7m x 1.5m)

## Bedroom 1

12' x 11'4 (3.7m x 3.5m)

## Bedroom 2

10'4 x 9'8 (3.2m x 3m)

## Bedroom 3

11'5 x 10' (3.5m x 3.1m)

## Bedroom 4

11'5 x 7' (3.5m x 2.1m)

## Shower room

5'7 x 5'2

## Separate WC

5'8 x 2'7

## EXTERIOR

The property is approached across a brick paved driveway where there is parking for two cars – with potential planning permission there could be scope to create further parking to the front of the property or to one side. There are walkways either side of the property leading to the rear garden which is enclosed and laid partly to lawn and partly to patio. There is a non functioning jacuzzi on a raised decked platform, green house and good size workshop/store.

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

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

**Finding the property:** With Forest Primary School on your right, take the next right at the filter and follow the lane to the "No Entry Sign" and bear left, Mayrah is the fourth on the left after the greenhouses.

**Perry's ref:** 28 B2

**what3words:** originated.mannerly.siblings

**TRP:** 182

## CONTACT OUR LOCAL MARKET TEAM



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