



# Dhekelia

Clos des Varendes, Castel GY5 7RQ

£665,000

LOCAL MARKET

SOLE AGENT

This well-presented semi-detached home is situated on a quiet clos of similar properties close to the main St Peter Port hub and all of its amenities.

The well proportioned accommodation comprises three double bedrooms served by a family bathroom and separate downstairs wc, lounge, kitchen/dining room and spacious sunroom. The garage has been converted into a utility with store room to the front and externally there is a courtyard, good sized shed and garden area. Parking for 2 completes the package.

School catchment: Castel Primary and Les Beaucamps High

## Key facts



- Spacious semi-detached home
- Well-presented, move in condition
- Garden, low maintenance courtyard
- Parking for 2 cars
- Quiet clos in central location

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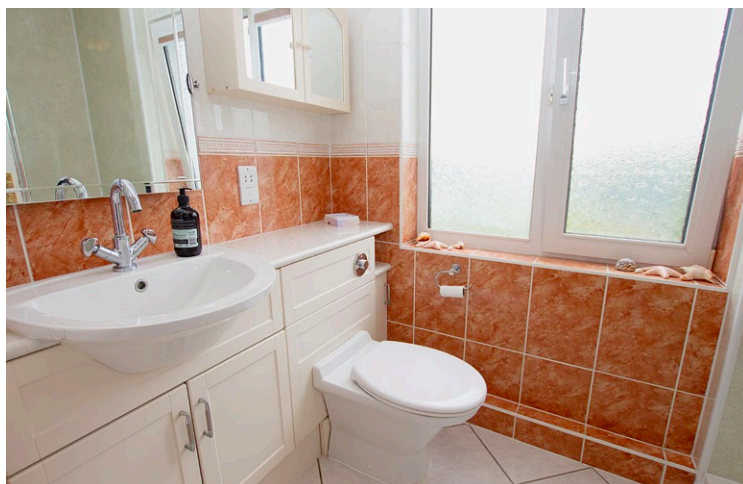
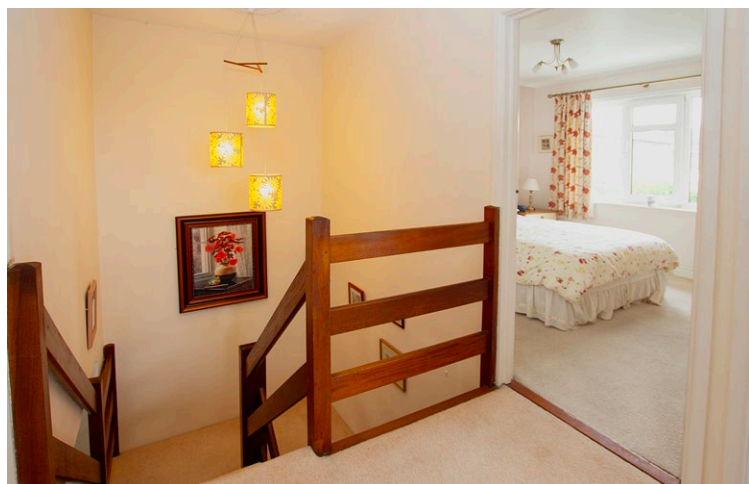
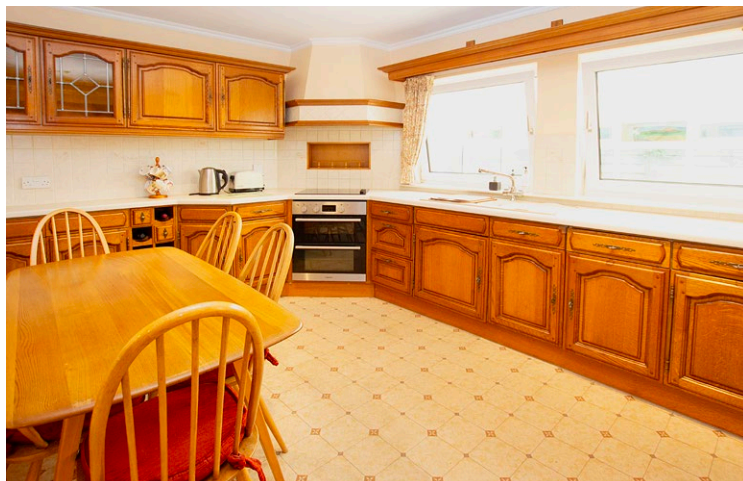


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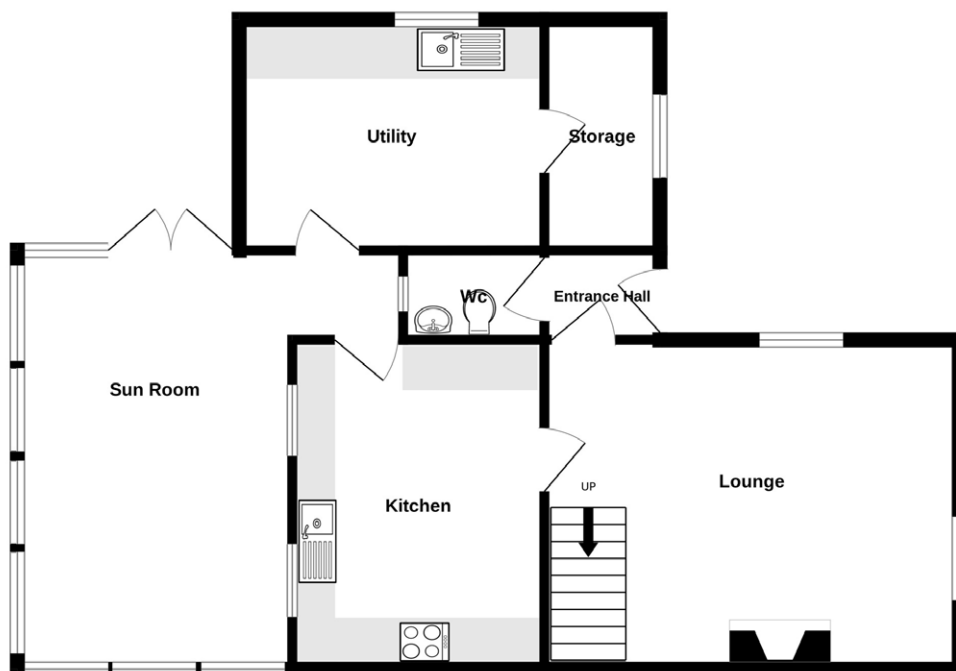




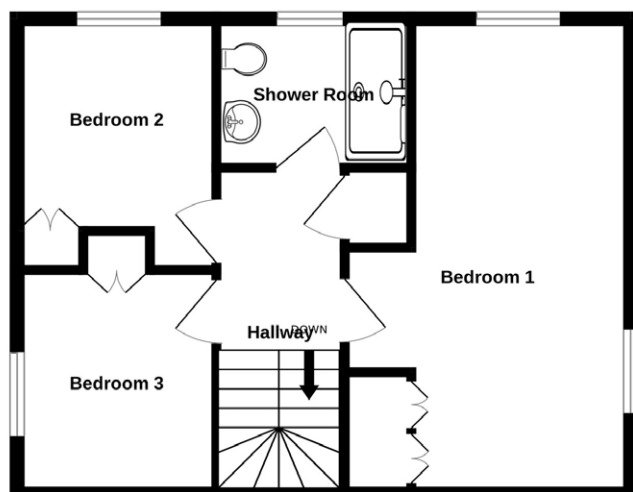


## Floorplan

GROUND FLOOR



1ST FLOOR



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## Storm porch

## Entrance hall

7'81 x 4'2 (2.13m x 1.2m)

## Separate WC

4'4 x 4'3 (1.21m x 1.21m)

## Lounge

16'3 x 14' (4.9m x 4.3m)

## Kitchen

14' x 9'8 (4.3m x 3m)

### APPLIANCES

- Hotpoint 4 ring hob
- Zanussi extractor fan
- Hotpoint oven

## Utility

12'8 x 9'2 (3.9m x 2.8m)

### APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer
- Hotpoint fridge
- Hotpoint freezer
- Grant Boiler
- Integrated dishwasher

## Opening into store room

9'21 x 4'7

## Sun room

16'7 x 10'9 (5m x 3.3m)

## Stairs to FIRST FLOOR

## Landing

## Bedroom 1

18'6 x 8'6 (5.6m x 2.6m)

## Bedroom 2

9'4 x 8'8 (2.9m x 2.7m)

## Bedroom 3

9'9 x 7'9 (3m x 2.4m)

## Bathroom

7'7 x 5'4 (2.3m x 1.7m)

## EXTERIOR

The property is approached off the clos road onto the driveway where is parking for two cars with a lawned fore garden and gravelled area. Pedestrian gate gives access to the side and rear gardens which are mainly laid to lawn and enclosed by fencing.

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

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

**Finding the property:** With Le Friquet Garden Centre on your left, turn left at the traffic lights, the clos is the 2nd on the right, follow the clos road around to the right and Dhekelia faces you.

**Perry's ref:** 16 A3

**what3words:** emulating.friendships.musts

**TRP:** 159

## CONTACT OUR LOCAL MARKET TEAM



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