



Sunnegga

9, Clos de Beauvoir, Rue Cohu, Castel GY5 7TE

£785,000

LOCAL MARKET

SOLE AGENT

Sunnegga is a beautifully presented three-bedroom home, ideally located in a sought-after area close to Saumarez Park and west coast beaches.

Thoughtfully extended and upgraded by the current owners, this family home offers stylish, modern living with a light-filled open-plan kitchen, dining, and living area that forms the heart of the home. The ground floor also features a separate utility room, WC, and integral garage, all designed with practicality in mind. On the first floor, there are three well-proportioned bedrooms and family bathroom. To the rear, the property boasts a well-maintained garden with a paved seating area, perfect for outdoor dining and relaxing.

School catchment: La Mare de Carteret Primary School / St Sampson's High School

Key facts

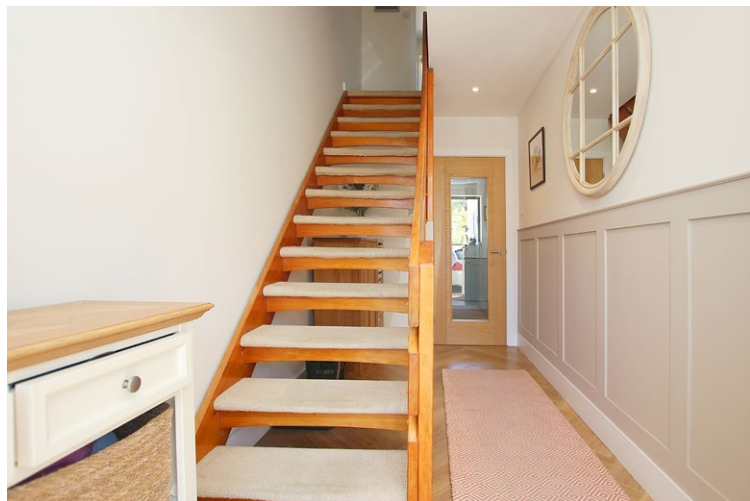


- Immaculate family home
- Cavity built
- Stunning open plan ground floor living
- Ample parking
- Enclosed low maintenance garden

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GUERNSEY'S ESTATE AGENT

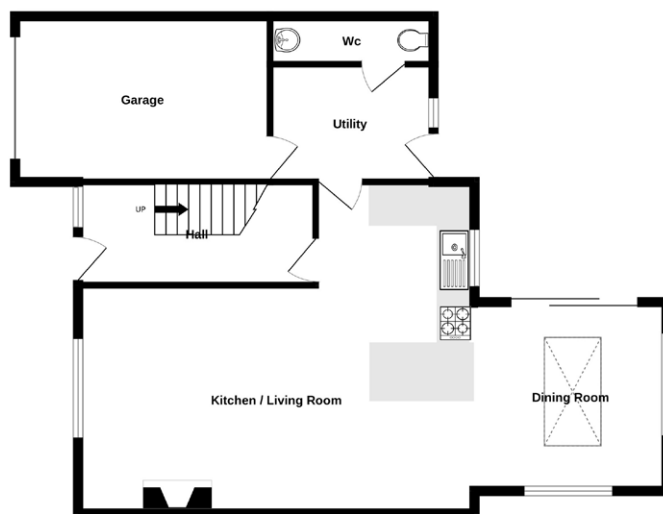




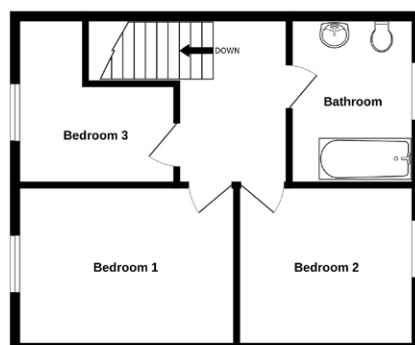


Floorplan

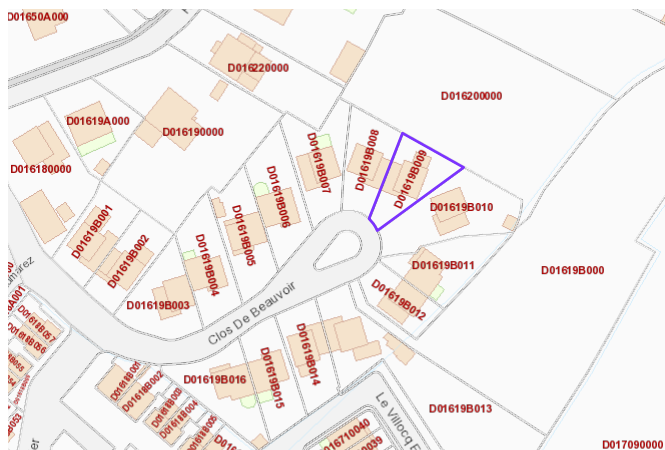
GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance hall

13'9 x 6' (4.2m x 1.8m)

Open plan kitchen living

23' max x 20'1 x max (7m max x 6.1m max)

APPLIANCES

- Neff oven
- Neff combi oven
- Neff dishwasher
- Neff fridge freezer
- Neff extractor

Utility

8'3 x 6'7 (2.5m x 2m)

APPLIANCES

- Hotpoint washer/dryer

WC

8'2 x 2'7 (2.5m x 0.8m)

Garage

14'10 x 9'10 (4.6m x 3m)

Dining room

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

FIRST FLOOR

Bedroom 1

12'11 x 10'11 (4m x 3.4m)

Bedroom 2

11'11 x 10'6 (3.7m x 3.2m)

Bedroom 3

9'9 x 9'5 (3m x 2.9m)

Bathroom

8'3 x 7'3 (2.5m x 2.2m)

EXTERIOR

The property is accessed via the clos road, leading onto a well-maintained tarmac and gravel driveway with ample parking for four to five vehicles. To one side, a side walkway provides access to the rear garden, which is laid to lawn and complemented by a paved patio area, ideal for outdoor entertaining or relaxing in a private setting.

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

Services: Mains electricity and water, mains drainage, under floor electric heating on the ground floor with electric radiators on the first floor, uPVC double glazing.

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CONTACT OUR LOCAL MARKET TEAM



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