



# L'Abreuvoir

Ronde Cheminee, St Sampson, GY2 4NX

£635,000

LOCAL MARKET

JOINT AGENT

This detached granite property offers spacious accommodation and is conveniently located a short distance from the amenities of The Bridge.

Although in need of modernisation throughout, the property offers well proportioned accommodation comprising a lounge, dining room, kitchen, two bedrooms and study (currently utilised as a third bedroom), bathroom, separate WC and utility. A conservatory opens out onto the patio and garden. Parking for 2-3 vehicles completes the offering.

School catchment: St Mary & St Michael Primary / Les Varendes High School

## Key facts



- Detached family home
- In need of modernisation
- Offering up to 3 bedrooms
- Parking for 2-3 vehicles
- Conveniently located for amenities of the Bridge
- Lawned garden

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GUERNSEY'S ESTATE AGENT













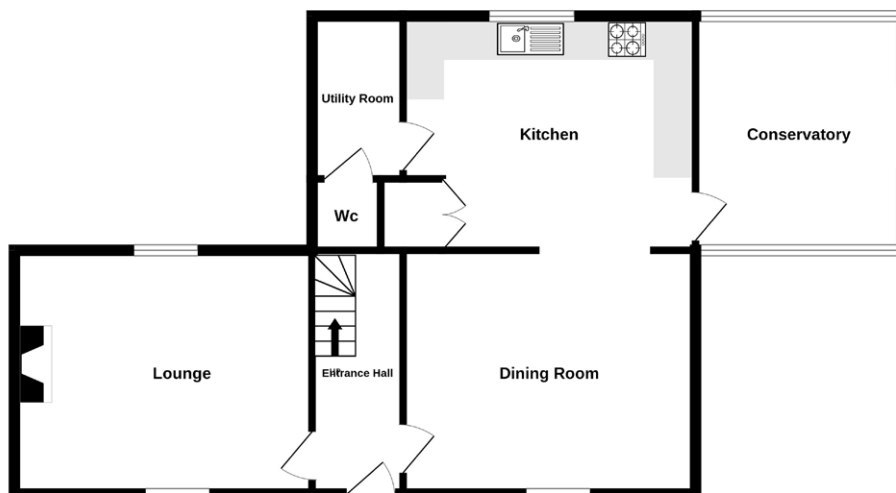




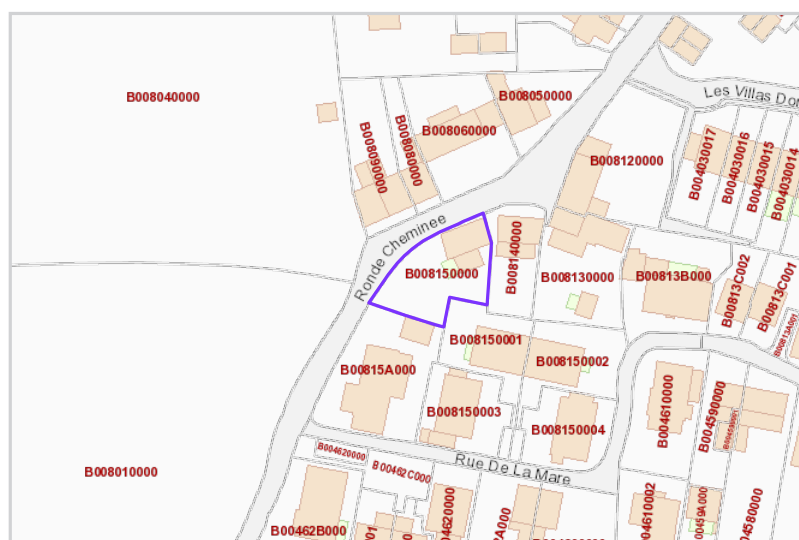
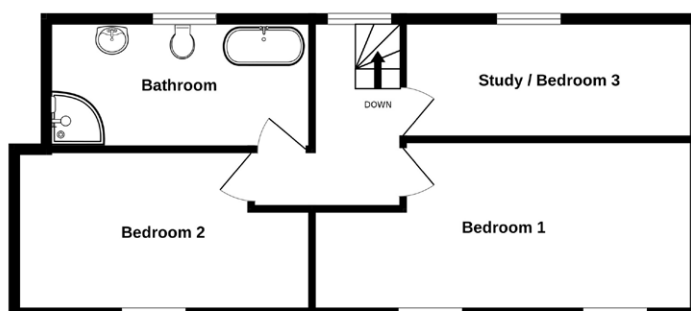


## Floorplan

## GROUND FLOOR



1ST FLOOR



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## GROUND FLOOR

### Entrance hall

12'6 x 4'8 (3.8m x 1.4m)

### Lounge

15'5 x 12'8 (4.7m x 3.9m)

### Dining room

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

### Kitchen

13' x 11'2 (4m x 3.4m)

#### APPLIANCES

- Neff 4 ring gas hob
- Neff oven
- Bosch fridge/freezer
- Beko dishwasher

### Conservatory

12'1 x 9'11 (3.7m x 3m)

### WC

3' x 3' (0.9m x 0.9m)

### Utility

7' x 3' (2.1m x 0.9m)

## FIRST FLOOR

### Landing

9' x 9' (2.7m x 2.7m)

### Bedroom 1

19' x 9' (5.8m x 2.7m)

### Bedroom 2

11'4 x 9'2 (3.5m x 2.8m)

### Study / bedroom 3

12'3 x 5'5 (3.7m x 1.7m)

### Bathroom

12'10 x 5'9 (4m x 1.8m)

## EXTERIOR

Off the roadside there is a gravelled driveway which provides parking for 2-3 vehicles. From the conservatory, double doors open out onto the patio which leads on to the lawned garden. A gate leads back to the driveway.

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

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

**Perry's ref:** 11 E3

**what3words:** fountain.jumbled.quirky

**TRP:** 154

## CONTACT OUR LOCAL MARKET TEAM



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