



Pres de La Mer

£745,000

5, Clos des Sous Les Courtils, Sous Les Courtils, Castel, GY5 7HY

LOCAL MARKET

SOLE AGENT

A fantastic family home on a small clos just a stones' throw away from Vazon Bay.

Beautifully presented throughout, the accommodation comprises two double bedrooms with built in storage which are serviced by a family bathroom. A spacious open plan living diner with separate lounge, study/ bedroom 3, kitchen and utility with shower room complete the offering. With parking for two vehicles this would be a super home for those looking to be close to the coast.

School catchment: Castel Primary School / Les Beaucamps High School

Key facts



- Smart family home
- Positioned on quiet clos near to Vazon Bay
- Parking for 2-3 cars
- Ample reception space
- Low maintenance enclosed garden

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



**cooper
brouard**
GUERNSEY'S ESTATE AGENT





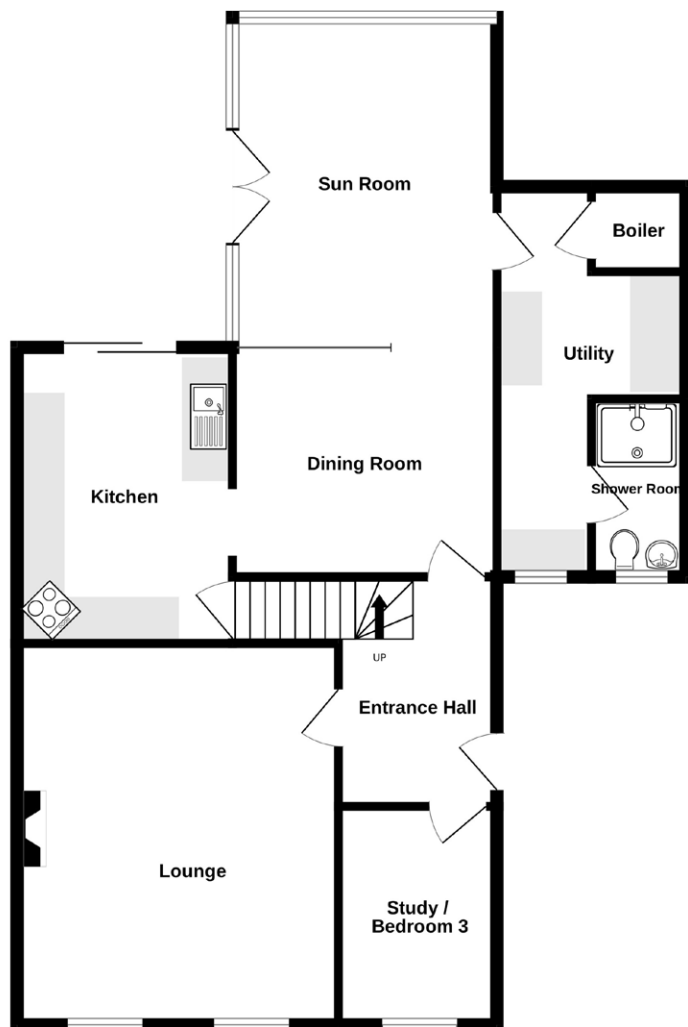




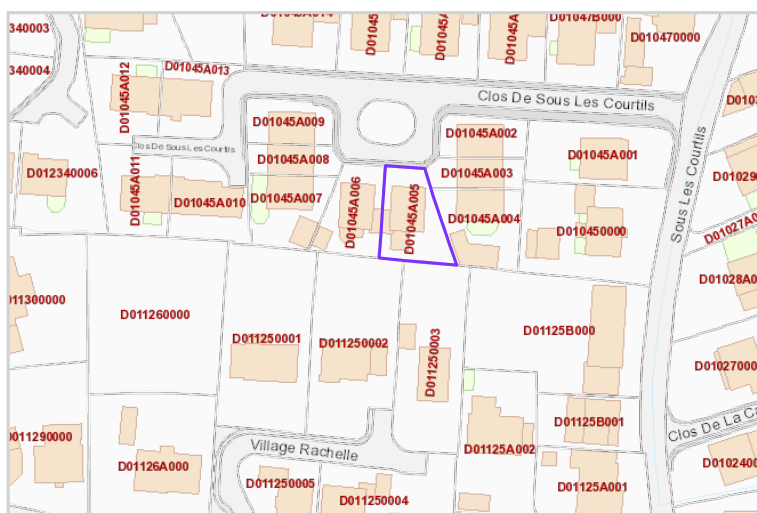
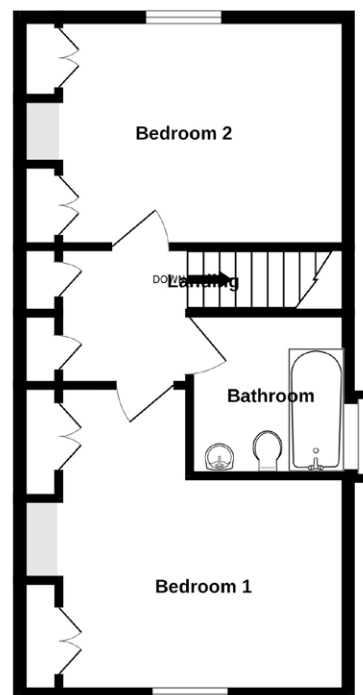


Floorplan

GROUND FLOOR



1ST FLOOR



Mapping / Aerial Photography Copyright © States of Guernsey 2025

GROUND FLOOR

Entrance hall

9'2 x 7'2 (2.8m x 2.2m)

Lounge

16'8 x 12'9 (5m x 3.9m)

Dining room

11'6 x 9'8 (3.5m x 3m)

Sun room

14'3 x 11'6 (4.4m x 3.5m)

Kitchen

13' x 9'2 (4m x 2.8m)

APPLIANCES

- LG American style fridge/freezer
- Montpellier oven & combi oven
- microwave
- Neff hob
- Extractor fan.

Utility room

15'5 x 8'2 (4.7m x 2.5m)

APPLIANCES

- Bosch washing machine

Shower room

8'3 x 3'9 (2.5m x 1.1m)

Study/ bedroom 3

9'7 x 7' (3m x 2.1m)

First Floor

Bedroom 1

13'2 x 12' (4m x 3.7m)

Bedroom 2

12'8 x 10' (3.9m x 3.1m)

Bathroom

7'3 x 6'4 (2.2m x 1.9m)

EXTERIOR

The property is approached off the clos road over a tar mac drive providing parking for 2/3 cars. A fore garden laid to gravel is part enclosed by mature hedges, there is access down the side of the house to the low maintenance rear garden. The south facing enclosed garden is part laid to gravel and part paved housing a rotary washing line, two timber garden sheds and external hose located behind the sun room is a small patio area with the oil tank.

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

Services: Mains electricity and water, mains drainage, under floor heating in conservatory, oil fired central heating, uPVC double glazing. Fibre has been installed.

Perry's ref: 14 C1

what3words: herring.tins.grabs

TRP: 156

Clos fee: £10 per year.

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah



La Grande Rue,
St Martin's,
Guernsey GY4 6RR

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

