



5 Emma Place

Mont Morin, St. Sampson, GY2 4JD

£525,000

LOCAL MARKET

SOLE AGENT

This mid-terrace property is ideally situated close to Delancey Park and the shops and amenities at The Bridge.

Set back from the road in a peaceful location, the property offers well-proportioned living spaces with a newly fitted kitchen and family bathroom on the ground floor and two good sized bedrooms complimented by an ensuite shower room on the first floor. The rear garden is fully enclosed with a patio and lawned area, perfect for relaxing or entertaining.

Externally, the brick-paved driveway provides parking for at least one car (or two smaller vehicles), with additional on-street parking nearby and the option to rent a parking space at the park if required. Additionally, there are lapsed plans to reconfigure the layout to create a three-bedroom home, offering potential for further enhancement.

School catchment: Vale Primary School / St Sampsons High

Key facts



- Newly fitted kitchen
- Conveniently located for Delancey Park and The Bridge.
- Quiet location
- Two bedrooms
- Enclosed rear garden and parking

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GUERNSEY'S ESTATE AGENT



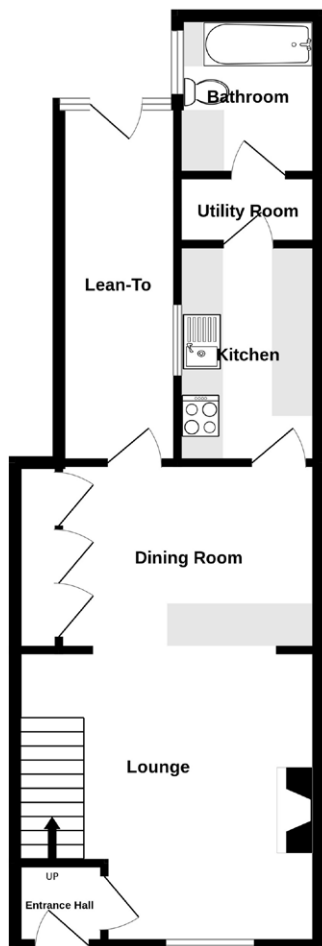




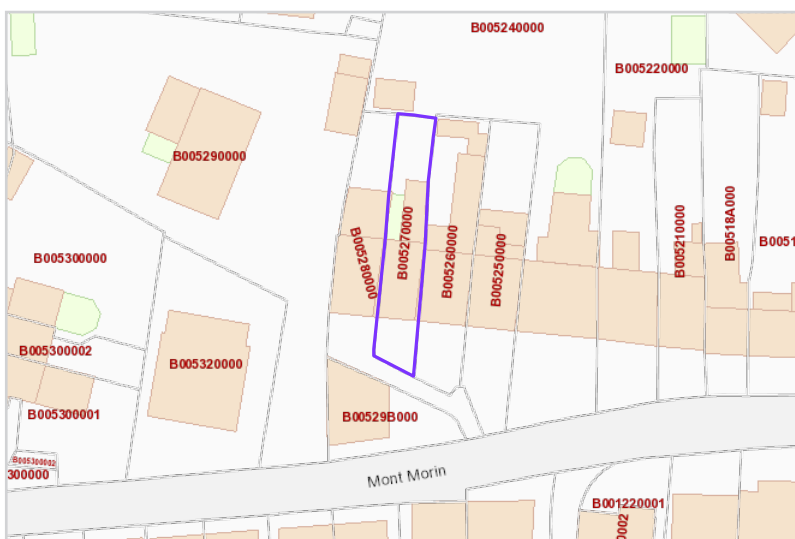
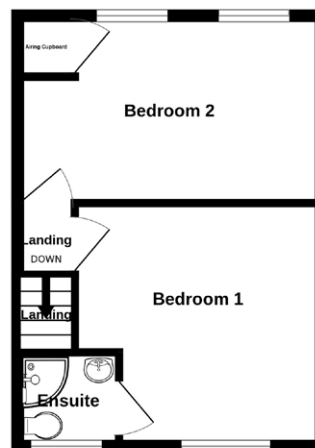


Floorplan

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



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Entrance Hall

4'2 x 3'10 (1.3m x 1.2m)

Lounge

13'10 x 11'3 (4.2m x 3.4m)

Dining Room

12'1 x 8'9 (3.7m x 2.7m)

Kitchen

10'3 x 6'4 (3.1m x 1.9m)

APPLIANCES

- Samsung oven
- Neff hob with extractor over
- Hotpoint slimline dishwasher
- Bosch Fridge/Freezer

Inner Hall

4'9" x 3'2 (1.5m x 1m)

Bathroom

7'5 x 6'2 (2.26m x 1.88m)

APPLIANCES

- Bosch washing machine

Lean-To

16'3 x 5'2 (4.9m x 1.6m)

APPLIANCES

- Statesmen Fridge

FIRST FLOOR

Bedroom 1

13'11 x 11'4 (4.2m x 3.5m)

En-Suite Shower Room

4'9 x 4'4 (1.7m x 1.3m)

Bedroom 2

13'4 x 8'9 (4m x 2.7m)

EXTERIOR

The property is approached over a shared driveway onto the brick paved forecourt providing parking for one car or 2 small cars. To the rear of the property is a fully enclosed garden partly laid to lawn and with a patio and seating area providing an ideal alfresco entertaining space. There is a wooden shed to one side.

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

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

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CONTACT OUR LOCAL MARKET TEAM



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