



St Clair

Rue des Pointes Rocques, St Sampson, GY2 4HL

£545,000

LOCAL MARKET

SOLE AGENT

This deceptively spacious semi-detached property sits in an elevated position close to the amenities of Admiral Park and the Bridge.

Offering accommodation spaced out over three floors, St Clair boasts five bedrooms which are serviced by two bath/shower rooms plus an external shower room, an open plan living dining room, conservatory and main kitchen with separate kitchenette on the second floor.

Externally there is a low maintenance enclosed courtyard garden and on street parking in the immediate area plus the opportunity to take over a transferable rented parking space.

School catchment: Vale Primary School / St Sampson's High School

Key facts



- Semi detached home
- Offering deceptively spacious accommodation
- 5 bedrooms
- Low maintenance patio garden
- On street parking nearby & transferable rented parking space

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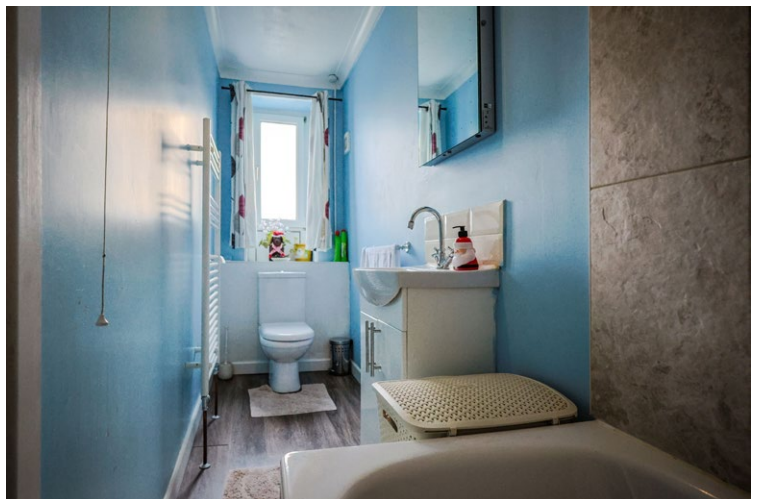


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GUERNSEY'S ESTATE AGENT







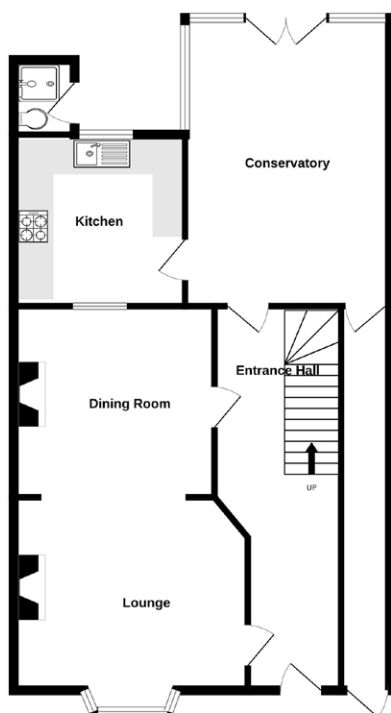




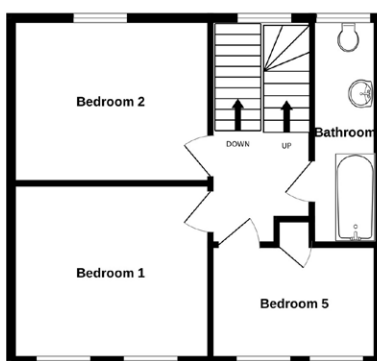


Floorplan

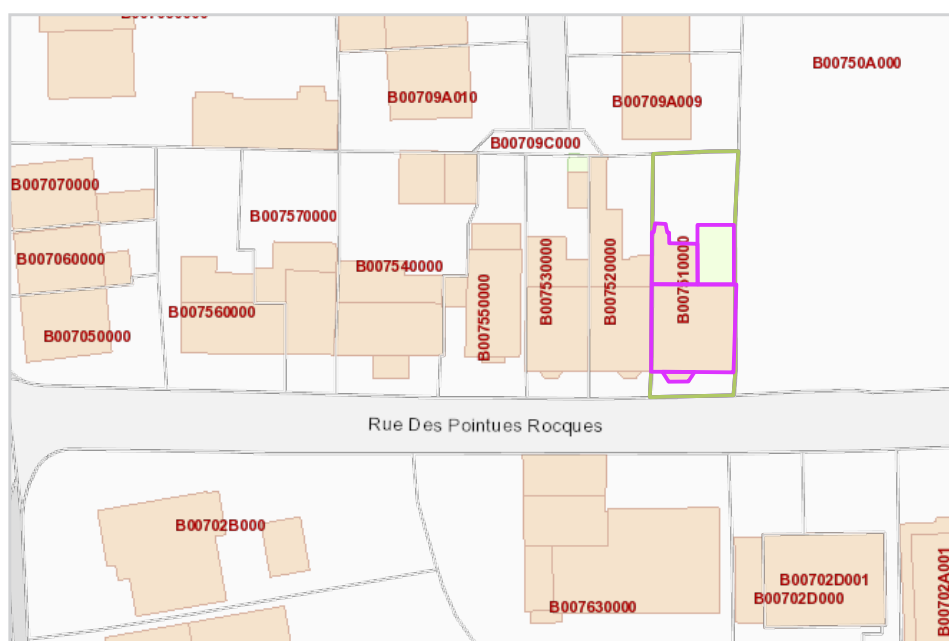
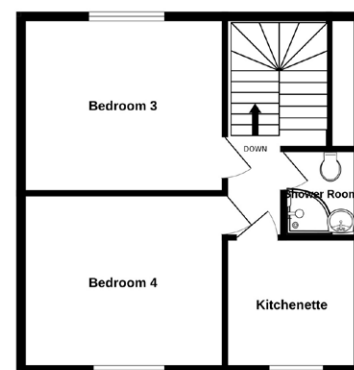
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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GROUND FLOOR

Entrance hall

23'9 x 6'3 max (7.2m x 1.9m)

Lounge

14'4 x 11'11 (4.4m x 3.7m)

Dining room

12'1 x 10'10 (3.7m x 3.3m)

Kitchen

10'7 x 10'5 (3.3m x 3.2m)

Covered walkway

APPLIANCES

- Hotpoint fridge/freezer

Conservatory

17'11 x 11' (5.5m x 3.4m)

External shower room

FIRST FLOOR

Landing

Bathroom

14'2 x 3'5 (4.3m x 1m)

Bedroom 1

13' x 12'4 (4m x 3.8m)

Bedroom 2

13'11 x 10'11 (4.3m x 3.4m)

Bedroom 5

9'4 x 8'6 (2.9m x 2.6m)

Second Floor

Landing

Shower room

5'2 x 5'1 (1.6m x 1.6m)

Bedroom 3

12'3 x 10'3 (3.7m x 3.1m)

Bedroom 4

12'4 x 10'11 (3.8m x 3.4m)

Kitchenette

8'1 x 8' (2.5m x 2.4m)

EXTERIOR

The property is accessed off the road via a patio fore garden bounded by a low height wall. The rear low maintenance enclosed patio garden houses a wooden shed and low height floral borders.

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

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

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CONTACT OUR LOCAL MARKET TEAM



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