



# Pen-Y-Lan

13 Clos des Cottes, Routes de la Passee, St Sampson, GY2 4TR

£635,000

LOCAL MARKET

SOLE AGENT

This smart semi-detached property provides a bright and welcoming home for a growing family.

Positioned within an established clos on the West coast, Pen-Y-Lan comprises a spacious lounge/diner, newly fitted kitchen and three bedrooms which are serviced by a bathroom and separate WC.

Externally there are two allocated parking spaces and a south west facing low maintenance garden.

School catchment: Hautes Capelles Primary School / St Sampson's High School

## Key facts



- Spacious family home
- Forming part of a clos near to the west coast
- Three bedrooms
- Two parking spaces
- Low maintenance south west facing garden

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Pen-Y-Lan | £635,000

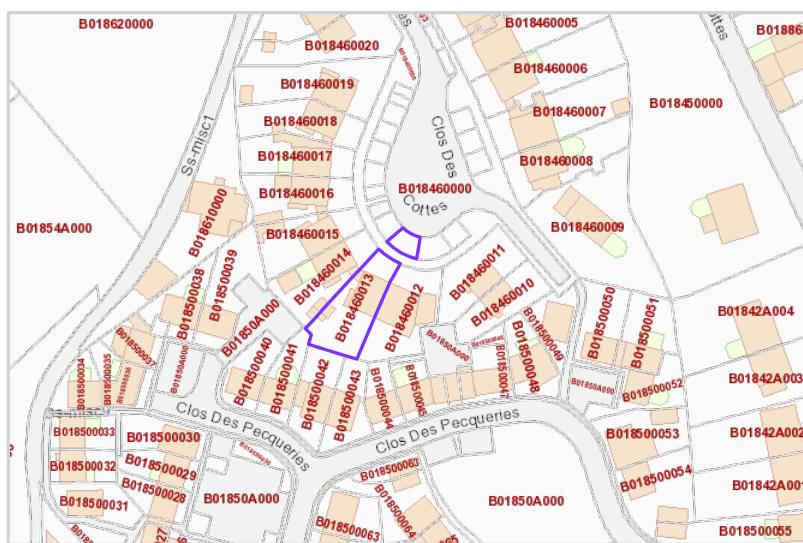
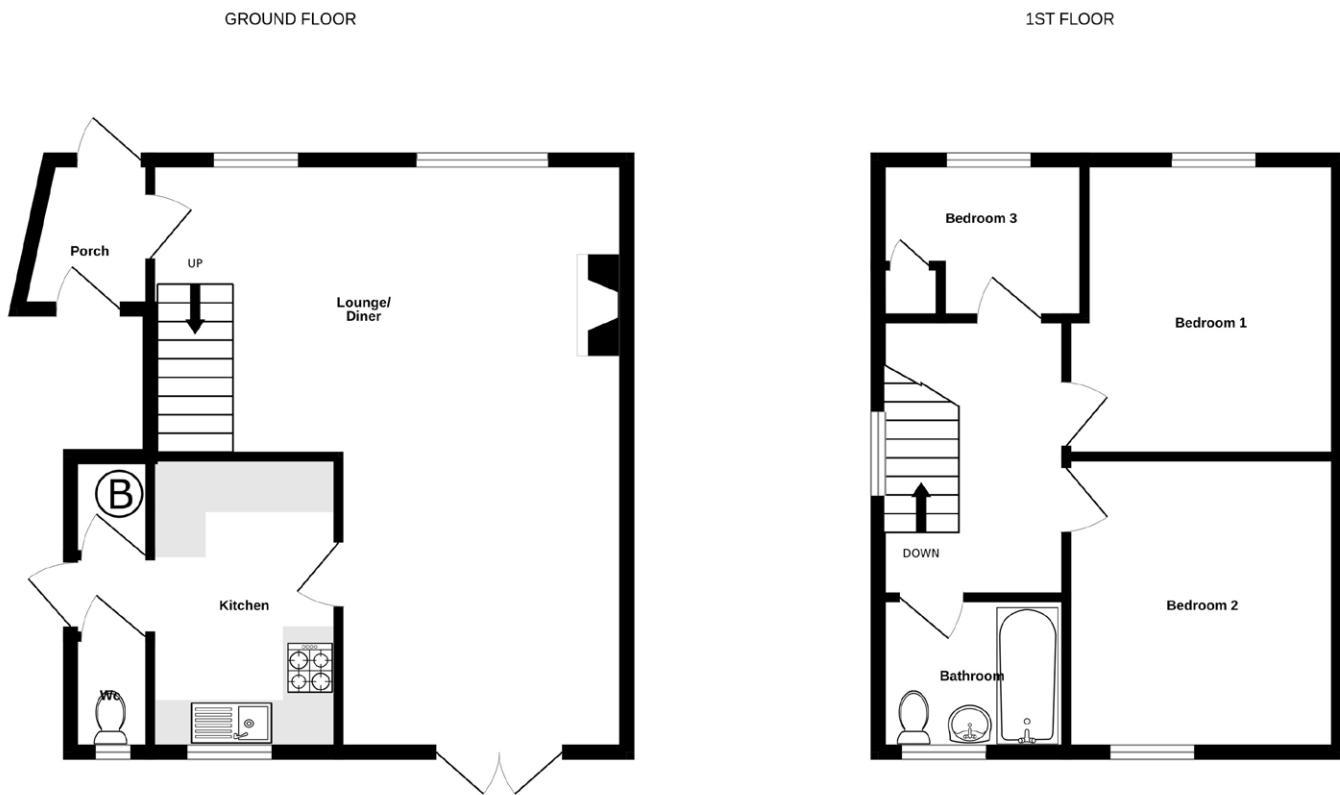
LOCAL MARKET | SOLE AGENT



To arrange a viewing, call us on **236039** or email [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com) | [www.cooperbrouard.com](http://www.cooperbrouard.com) |



## Floorplan



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## GROUND FLOOR

## Porch

5'11 x 5'1 (1.8m x 1.6m)

## Lounge/diner

23'11 x 15'7 max (7.3m x 4.7m)

## Kitchen

11'7 x 7'9 (3.6m x 2.4m)

## APPLIANCES

- Bosch oven
- Bosch microwave
- Bosch hob
- AEG extractor
- Bosch dishwasher
- Bosch fridge/freezer

## Lobby

3'3 x 2'8 (1m x 0.9m)

## WC

4'11 x 2'7 (1.5m x 0.8m)

## Boiler room

4'1 x 2'8 (1.2m x 0.8m)

## FIRST FLOOR

## Landing

9'3 x 7'9 (2.8m x 2.4m)

## Bedroom 1

11'10 x 10' (3.6m x 3.1m)

## Bedroom 2

11'9 x 10'8 (3.6m x 3.3m)

## Bathroom

7'9 x 5'5 (2.4m x 1.7m)

## Bedroom 3

8'9 x 8'6 (2.7m x 2.6m)

## EXTERIOR

## Utility

7'8 x 5'8 (2.4m x 1.7m)

## APPLIANCES

- Bosch washing machine
- Hotpoint tumble dryer

The property is approached off the main clos road where there are two allocated parking spaces. To the rear is an enclosed low maintenance south west facing garden laid mostly to paving with an area of decking perfect for alfresco dining.

**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.

**Clos fee:** £100 per annum.

**Perry's ref:** 33 G4

**what3words:** innate.horseback.techy

**TRP:** 110

## CONTACT OUR LOCAL MARKET TEAM



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