



Terrous

3 Albion Court, Vale Road, St Sampson, GY2 4DJ

£595,000

LOCAL MARKET

SOLE AGENT

An immaculate, beautifully presented three-bedroom semi-detached home in the convenient parish of St Sampson's, offering stylish open-plan living in turn-key condition

This superb home features bright and contemporary open-plan living on the ground floor, creating an ideal space for both everyday living and entertaining. Arranged over three floors, the property offers three well-proportioned bedrooms and a modern bathroom. Externally, there is a low-maintenance courtyard garden and the added benefit of two allocated parking spaces. Presented in move-in-ready condition, this property is perfect for buyers seeking comfort, convenience, and style

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

Key facts



- Immaculate condition throughout
- Allocated parking for two vehicles
- Open plan kitchen, living dining room
- Low maintenance courtyard garden
- Convenient location

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GUERNSEY'S ESTATE AGENT









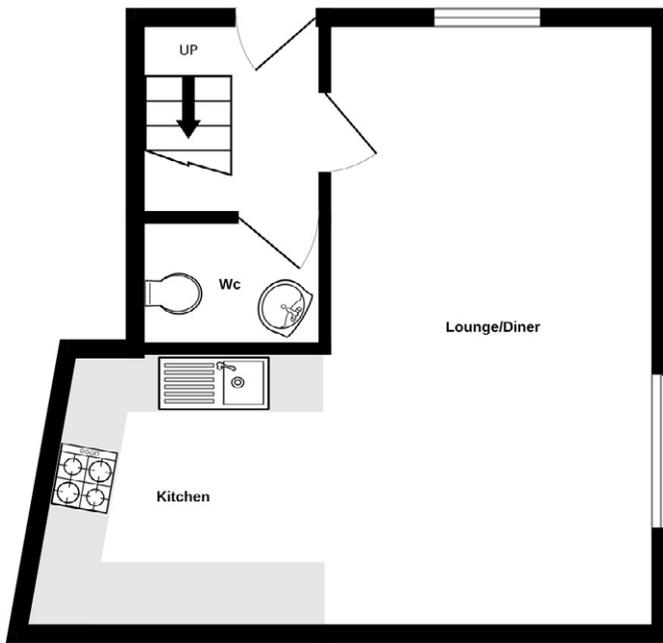




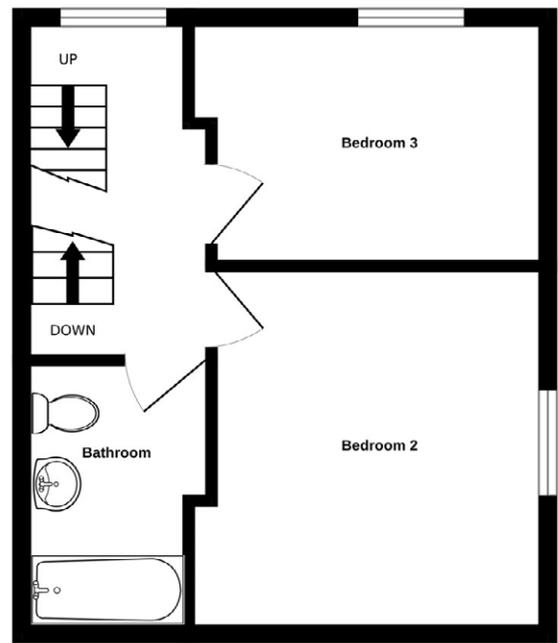


Floorplan

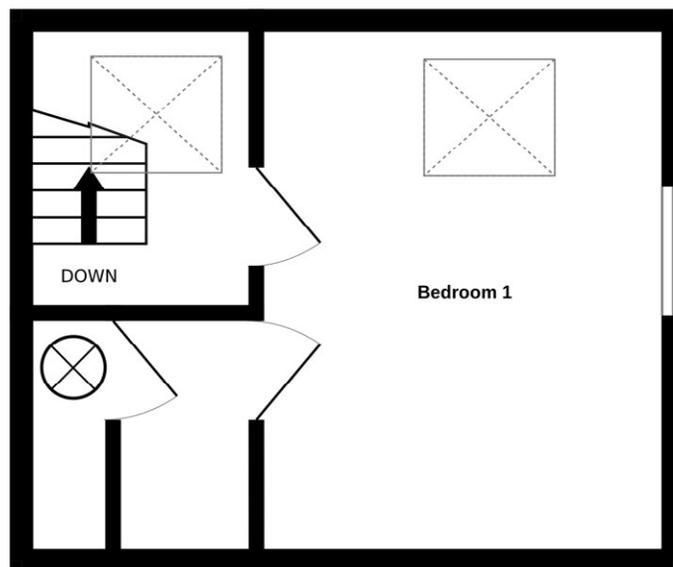
GROUND FLOOR



1ST FLOOR



2ND FLOOR



GROUND FLOOR

Entrance hall

6'3 x 6' (1.9m x 1.8m)

WC

5' x 4'1 (1.5m x 1.2m)

Lounge/diner

19'8 x 10'9 (6m x 3.3m)

Kitchen

9'7 x 8'1 (3m x 2.5m)

APPLIANCES

- Neff oven
- Neff hob and extractor fan
- Neff fridge freezer
- Neff slimline dishwasher
- Hotpoint washer dryer

FIRST FLOOR

Landing

10'9 x 5'2 (3.3m x 1.6m)

Bathroom

8' x 5'4 (2.4m x 1.6m)

Bedroom 3

11'2 x 7'6 (3.4m x 2.3m)

Bedroom 2

11'5 x 11'3 (3.5m x 3.4m)

SECOND FLOOR

Landing

6'6 x 5'7 (2m x 1.7m)

Bedroom 1

13'1 x 11'3 (4m x 3.4m)

The property is approached off the Vale Road onto a shared brick paved driveway area providing two allocated parking space to the rear of the property. To the front of the property is a low-maintenance garden, creating an ideal space for seating and outdoor entertaining.

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

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

Perry's ref: 10 C5

what3words: trustees.luggage.luckier

TRP: 102



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