



Nampara

Route De Cobo, Castel, GY5 7UW

£795,000

LOCAL MARKET

SOLE AGENT

Situated in the highly sought-after parish of Castel, just a short distance from Cobo Bay and a range of local amenities, this beautifully presented three-bedroom semi-detached home offers a flexible and practical layout, perfectly suited to family living.

Immaculately presented throughout and set in a prime location, this home is a must-see to truly appreciate all it has to offer, externally, the property offers ample parking, along with a beautifully maintained south-facing garden featuring a patio area—ideal for both relaxing and entertaining.

School catchment: Castel Primary / Les Beaucamps High

Key facts



- Well-presented three-bedroom semi-detached home
- South facing rear garden with views over neighbouring fields
- Within easy reach of Cobo bay and local amenities
- Parking for up to 4 - 5 cars

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GUERNSEY'S ESTATE AGENT









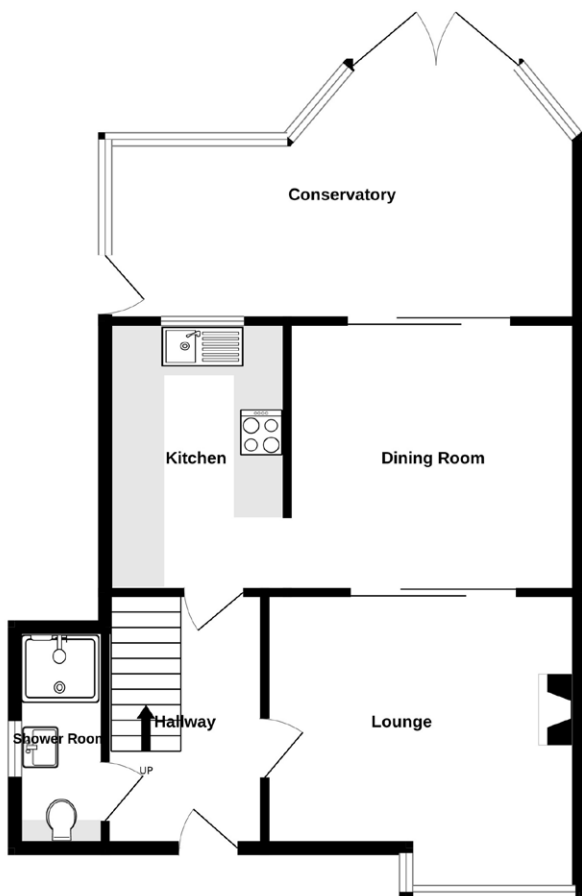




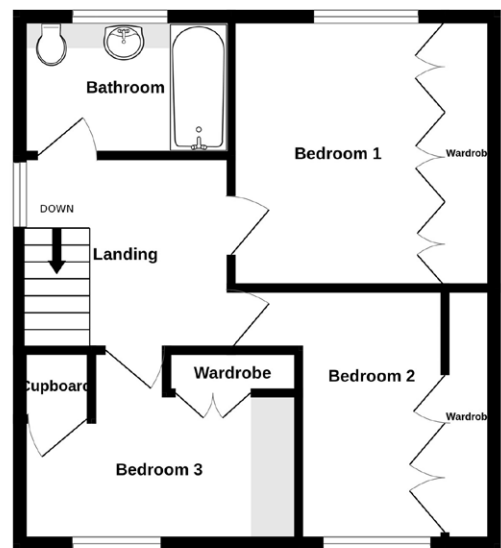


Floorplan

GROUND FLOOR



1ST FLOOR



Entrance Hall

10'10 x 6'9 (3.30m x 2.06m)

Lounge

13'4 x 10'10 (4.06m x 3.30m)

Dining Room

12'1 x 11'4 (3.68m x 3.45m)

Conservatory

19'11 x 10'10 (6.07m x 3.30m)

Kitchen

11'6 x 7'9 (3.51m x 2.36m)

APPLIANCES

- Neff Oven
- Neff Hob
- Neff Microwave
- Elica Extractor Fan
- Neff Fridge/Freezer
- Neff Dishwasher

Shower Room

9'4 x 3'10 (2.84m x 1.17m)

FIRST FLOOR

Landing

8'11 x 7'0 (2.72m x 2.13m)

Bathroom

6'10 x 5'11 (2.08m x 1.80m)

Bedroom 1

11'5 x 11'2 (3.48m x 3.40m)

Bedroom 2

11'2 x 6'10 (3.40m x 2.08m)

Bedroom 3

11'10 x 8'2 (3.61m x 2.49m)

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

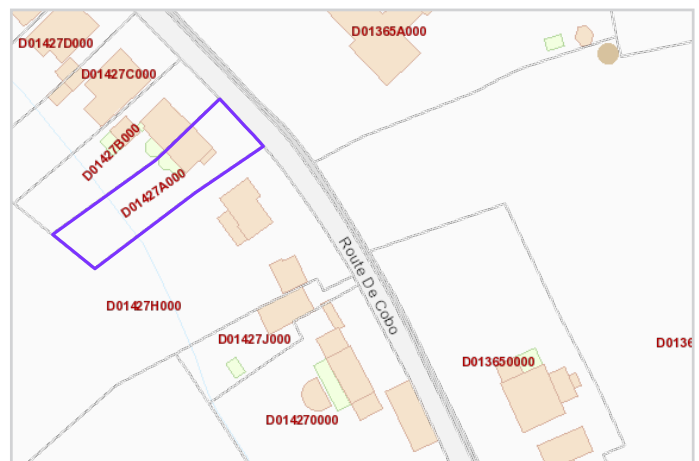
Services: Mains electricity and water, mains drainage, oil central heating, uPVC double glazing.

Finding the property: Travel down Route de Cobo. After passing the lane on the right that leads to the back car park of Saumarez park, continue along Route de Cobo. Nampara is the fourth house on the left.

Perry's ref: 14F1

what3words: tracks.charted.jaws

TRP: 134



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