



# Ardmore

Route St Clair, St Sampson, GY2 4DT

## £650,000

LOCAL MARKET

SOLE AGENT

This detached bungalow provides a great opportunity for purchasers looking for a family home that they can put their own stamp on.

Ardmore is conveniently located close to the amenities of both the Bridge and Admiral Park but tucked away from the main road in a quieter location. The property features a spacious lounge with separate dining room, kitchen, three bedrooms, one of which is en-suite, as well as separate WC and bathroom.

Externally, the property provides a west-facing, private garden with ample parking and an integrated garage. Ardmore would be perfectly suited to buyers looking for a property they can put their own stamp on and modernise to personal taste.

School catchment: Vale Primary School / St Sampsons High School

### Key facts



- Detached bungalow
- Three bedrooms
- Family bathroom, separate WC & en-suite
- Ample parking plus garage
- West facing garden

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GUERNSEY'S ESTATE AGENT













## GROUND FLOOR

### Entrance porch

4'10 x 3'4 (1.5m x 1m)

### Entrance hall

11'8 x 5'10 + 20'4 x 3'6 (3.6m x 1.8m + 6.2m x 1.1m)

### Kitchen

14' x 12' (4.3m x 3.7m)

#### APPLIANCES

- Neff extractor
- Zanussi fridge freezer
- Montpellier oven & grill
- Neff hob
- Neff dishwasher
- Bosch washing machine

### Dining room

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

### Lounge

15'10 x 14'10 (4.8m x 4.6m)

### Bathroom

6'10 x 5'3 (2.1m x 1.6m)

### WC

9'11 x 2'11 (3m x 0.9m)

### Bedroom 3

11' x 9' (3.4m x 2.7m)

### Bedroom 2

14' x 12'10 (4.3m x 4m)

### Bedroom 1

14' x 12' (4.3m x 3.7m)

### En-suite

7'5 x 2'6 (2.3m x 0.8m)

### Exterior

There is ample parking to the front of the property with access to the;

### Garage

16' x 15' (4.9m x 4.6m)

There is a raised patio area and lawned garden section which is west facing, well positioned to enjoy al fresco dining.

**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.

**Perry's ref:** 10 C4

**what3words:** richest.rosier.yarn

**TRP:** 178

## CONTACT OUR LOCAL MARKET TEAM



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