



# 2, Mullavilly

Bulwer Avenue, St Sampson, GY2 4LB

## £725,000

LOCAL MARKET

SOLE AGENT

This attractive Victorian semi-detached home combines period character with spacious, well-presented interiors.

Arranged over three floors, it offers four double bedrooms, generous living space, and useful basement storage.

Ideally located just minutes from Town, The Bridge, and Delancey Park.

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

### Key facts



- 4 double bedrooms
- Convenient location
- Characterful features
- Basement storage
- West facing garden

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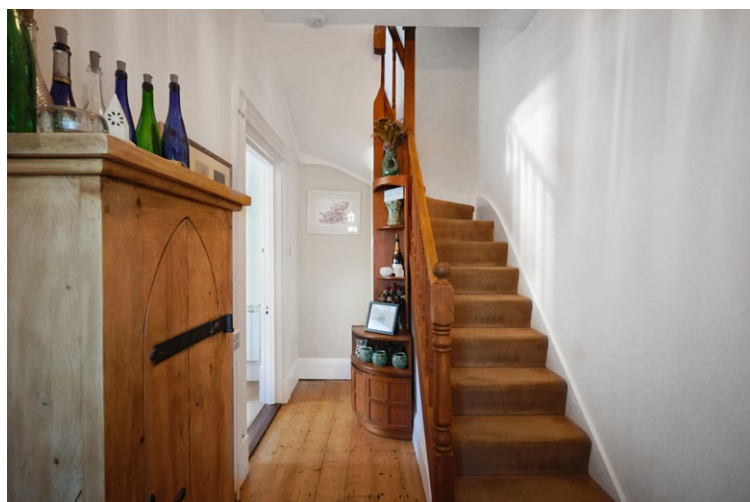
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GUERNSEY'S ESTATE AGENT











# Floorplan



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## GROUND FLOOR

### Entrance porch

21'1 x 4' (6.4m x 1.2m)

### Entrance hall

13'9 x 6'5 (4.2m x 2m)

### Lounge

19'8 x 13'4 (6m x 4.1m)

### Kitchen/diner

14'10 x 13'4 (4.6m x 4.1m)

#### APPLIANCES

- Neff induction hob
- Integrated Neff microwave
- Neff double oven
- Neff integrated dishwasher
- Maytag fridge/freezer
- Integrated Hotpoint washing machine

## FIRST FLOOR

### Bedroom 1

19'8 x 13'4 (6m x 4.1m)

### Bedroom 2

14'10 x 13'4 (4.6m x 4.1m)

### Bathroom

6'4 x 5'3 (1.9m x 1.6m)

## SECOND FLOOR

### Bedroom 3

15' x 12'8 (4.6m x 3.9m)

### Bedroom 4

15'6 x 13'2 (4.7m x 4m)

### Shower room

6'3 x 4'4 (1.9m x 1.3m)

## EXTERIOR

The low-maintenance, west-facing rear garden features a lawn, raised patio, and gravel seating area. A spacious shared driveway provides ample parking, with additional public spaces close by. A fantastic family home that deserves an internal viewing.

**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.

**Perry's ref:** 11 E4

**what3words:** hungry.sweep.necklace

**TRP:** 180

## CONTACT OUR LOCAL MARKET TEAM



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