



2, Mullavilly

Bulwer Avenue, St Sampson, GY2 4LB

£699,950

LOCAL MARKET

SOLE AGENT

This attractive Victorian semi-detached home enjoys a highly convenient location close to Town and The Bridge, with Delancey Park, local shops and beaches all within easy walking distance.

Arranged over three floors, the property offers notably high ceilings, charming period features and well-presented interiors throughout.

The ground floor comprises a welcoming hall, a large kitchen/dining room and a beautiful sitting room. In addition, stairs lead down to the basement, offering excellent storage space. On the first floor, the landing opens to two generous double bedrooms and a family bathroom. The second floor provides two further spacious double bedrooms together with a shower room.

Externally, the property benefits from parking for up to four cars and an enclosed west-facing rear garden. A superb home offering generous living space for a family, sharers, or anyone seeking a substantial property — it truly needs to be viewed to be fully appreciated.

Key facts



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

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

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

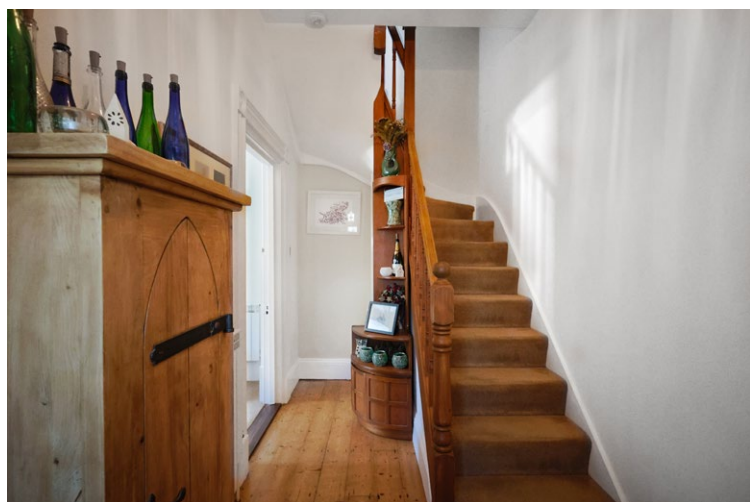


**cooper
brouard**
GUERNSEY'S ESTATE AGENT











Floorplan



Mapping / Aerial Photography Copyright © States of Guernsey 2026

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



Matt



Ben



Liz



Courtney



Hannah



La Grande Rue,
St Martin's,
Guernsey GY4 6RR

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

