

Carnlough

Camp du Roi
Vale

£725,000

TRP 282 Ref: 1356

- Extremely well presented chalet bungalow with potential for wing.
- Four bedrooms with large side extension providing further accommodation.
- Three large reception rooms and beautifully fitted kitchen/diner.
- Ample parking to front, large side garden and stunning rear patio with swimming pool and feature water fall and pond.
- Perry's guide ref: Page 9 F4

**Sole
Agency**

**New
Instruction**



Chateaux estate agency

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CARNLOUGH

Chateaux Estate Agency is delighted to offer 'Carnlough' to the market as sole agency. The property has been well maintained and tastefully decorated providing a truly impressive family home. The extensive accommodation includes three bedrooms, bathroom, large lounge, conservatory, beautifully fitted kitchen, and side extension providing a further bedroom, bathroom, study, sunroom and utility. The floor plan of the property has been well thought out and there is the option of converting the side extension into a sizeable wing for the house. Externally the property boasts a superb large private side garden that is fully enclosed and on which sits a large shed/store. Then to the rear, a swimming pool with luxurious decked area that can be accessed either through the conservatory, lounge or sunroom. The enclosed swimming pool area is surrounded with feature tiered rockery incorporating waterfall and fishpond. This area is a child's paradise with so much to offer them in secure surroundings, whilst the decked area provides the perfect, private area for you to relax, entertain or watch the children. The swimming pool is heated by solar panels along with the hot water system for the house, keeping costs down! Viewing is essential to fully appreciate the spacious accommodation, which is presented in first class order

ENTRANCE HALL:

Fully glazed door to front. 15 pane glazed door to kitchen. Door to lounge. Stairs to first floor with large cloak storage cupboard under. Wooden flooring.

LOUNGE: 6.38m x 3.97m (20'11 x 13'1)

Large living room with granite feature fireplace with inset Jet master fire. Sliding patio doors to rear decking area. Bay window to front. Wooden flooring. Radiator. Large glazed door to:



CONSERVATORY: 5.35m x 4.45m (17'7 x 14'7)

Glazed to three sides and roof with fitted pull down blinds. Double doors to rear and two electric vents to roof. Wooden flooring with under floor heating.

KITCHEN/DINER: 6.35m x 3.54m (20'10 x 11'7)

This beautifully presented kitchen is fitted with a range of high gloss Maple wall and base units with black polish granite effect work top incorporating a 1½ stainless steel sink with water filtration and drainer unit, wine rack, glazed cabinets with drawers below and a feature central unit. Appliances are to include a Neff microwave, integrated fridge and freezer, dishwasher, two single ovens, ceramic four ring hob with extractor fan over. Window to front and into sunroom. Amtico flooring. Radiator and kick space heater.



SIDE HALL:

15 pane door to front. Door to utility. Arch to inner lobby. Radiator.

UTILITY: 4.4m x 2.67m (14'5 x 8'9)

Fitted Maple wall and base units with granite effect worktops incorporating a stainless steel sink and drainer unit, large larder unit and magic corner base units. Plumbing and space for washing machine, tumble dryer and free standing fridge and freezer. Cupboard housing electric meter. Access through hatch to loft housing hot water cylinder. Tiled flooring. Heated towel rail. Window to front.



INNER LOBBY:

Doors to kitchen and bathroom. Arch to sunroom and side hall.



BATHROOM: 2.59m x 2.25m (8'6 x 7'4)

Fitted with a white four-piece suite comprising of a Spa bath, corner shower unit, w.c and wash hand basin set into vanity unit with Corian work surfaces and bathroom furniture incorporating electric shaver point. Fully tiled walls and floor. Heated towel rail. Window to side.

SUN ROOM: 4.48m x 2.64m (14'8 x 8'8)

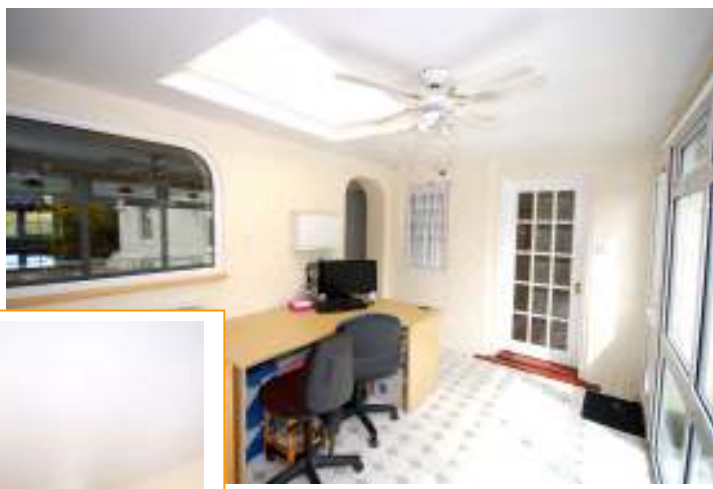
Glazed to two sides and sky light. Electric wall heater. Door to rear decking and 15 pane door to study.

STUDY: 5.57m x 2.64m (18'3 x 8'8)

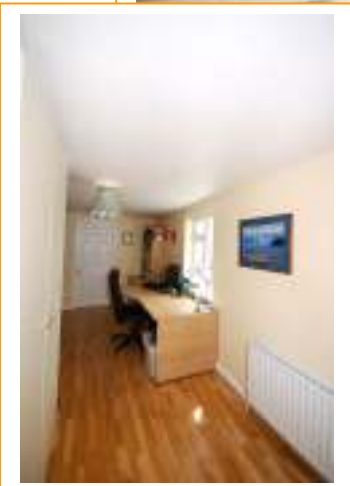
Fitted cupboards housing a Geminox condensing boiler and water cylinder (powered by solar panels) Wooden flooring. Window to side and door to bedroom.

BEDROOM 4: 3.57m x 2.63m (11'8 x 8'7)

Double bedroom with window to side. Wooden flooring. Radiator.



These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.



FIRST FLOOR LANDING:

Access to loft through hatch. Window to rear at half landing. Doors to bedrooms and shower room.

BEDROOM 1: 4.84m x 3.55m (15'10 x 11'8)

Double bedroom with fitted white furniture comprising of wardrobes with glazed and mirrored fronts, drawer units, dressing table and bedside units. Dormer windows to front and rear. Radiator.



BEDROOM 2: 3.97m 3.03m max (13' x 9'11)

Windows to side and rear. Wooden flooring. Radiator.

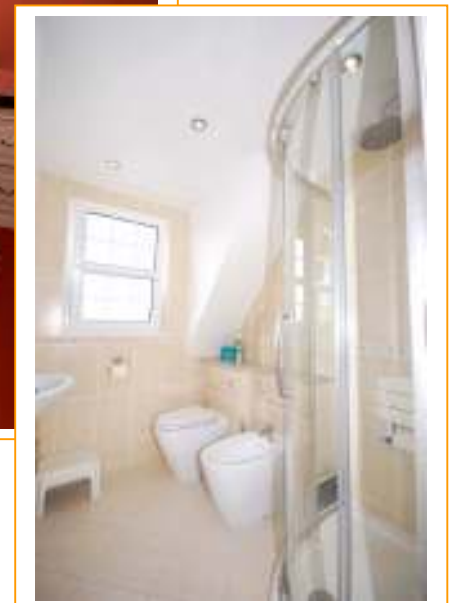
BEDROOM 3: 3.97m x 2.45m (13' x 8')

Dormer to front and window to side. Wooden flooring. Radiator.



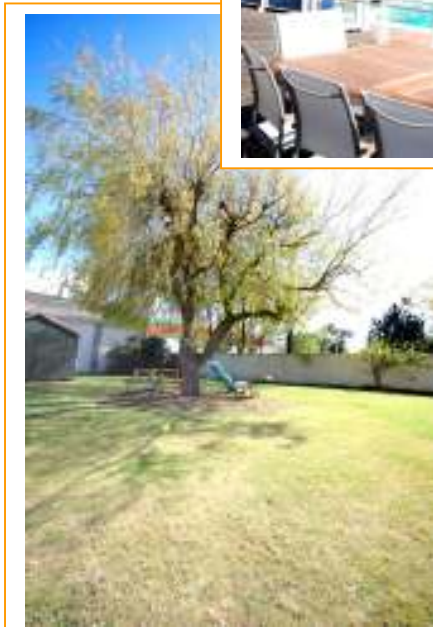
SHOWER ROOM: 2.12m x 1.78m (7' x 5'10)

Fitted with a white four piece suite comprising of a corner shower unit with seat and rain drop shower head, wash hand basin set into vanity unit with Corian work surfaces and incorporating electric shaver point and mirror over, w.c. and bidet. Heated towel rail. Tiled wall and flooring with under floor heating. Dormer window to front.



EXTERIOR: To the front of the property is a brick laid driveway providing parking for 5/6 cars with a small lawned area and mature hedging running along the front boundary, providing privacy and security. Fencing divides this area from the large side garden that is mainly laid to lawn and south/west facing. This spacious area is completely enclosed by hedging and walls, making it extremely child and pet friendly. Also located in the garden is a large **SHED/STORE: 7.33m x 3.05m (24'1 x 10')** providing power and light with double doors to front, ideal to store all the garden tools, games and furniture.

To the rear of the property is quite a unique luxury, an enclosed salt water swimming pool bordered with a tiered rockery with several different plants and bushes and feature water-fall finishing in a decorative fish pond, all enclosed by banisters and handrails with safety glass. In front of the swimming pool is a lovely decked area with inset up lighters making this the ideal place to relax, entertain or watch the child in the pool. To the side of the pool is a pump shed housing all the necessary equipment for the swimming pool.



SERVICES Mains water, electricity, gas and drainage. Oil fired central heating. Solar panelled hot water system.

VIEWING Strictly by appointment through the Vendors sole agent - **Chateaux Estate Agency Limited.**

POSSESSION By arrangement.

PRICE INCLUDES Carpets, curtains, light fittings and listed appliances.

“Carnlough”

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Vale

FLOOR PLAN & DIGIMAP



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