

Alderney Estate Agency

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THE CEDARS

Côté Soleil



PORCH * HALL * BATHROOM * SITTING ROOM * SNUG

BOILER ROOM * KITCHEN * 2 BEDROOMS

GARDEN * SUMMER HOUSE * POTTING SHED

A delightful semi-detached bungalow with wooden cladding in immaculate condition. Surprisingly spacious with a cosy atmosphere. Suitable for a small family or holiday home. Within walking distance of the Norman town of St. Anne and the island's airport in the other direction. It has the benefit of oil-fired central heating and uPVC double glazing throughout. A secluded, well maintained garden with attractive features.

£225,000.00 FREEHOLD

VIEWING STRICTLY BY APPOINTMENT THROUGH THE VENDOR'S AGENT

ALDERNEY ESTATE AGENCY LTD
Alderney's oldest established and Premier Agency

- PORCH:** 2ft 4" x 18". Wood construction. uPVC half glazed door faces North.
- HALL:** 10ft x 3ft 9" + 3ft 9" x 2ft. Hardwood slatted glazed door faces North. Strip pine ceiling. Ceiling light point. Cloak cupboard with shelving. Radiator. Pine flooring.
- BATHROOM:** 7ft 5" x 5ft 7". Window faces North - patterned obscure glass with net curtain. Ceiling light point. Strip pine wall cladding to dado rail. White suite comprising: Strip pine clad Bath, Pedestal Wash hand-basin with strip light and shaver point over and W.C. Vinyl flooring.
- SITTING ROOM:** 20ft x 11ft 9". Double aspect room. One window faces South and one window faces West, both with full length strip net curtains. Coving. 2Two Ceiling light points. Modern painted wood fire surround and mantle shelf housing electric log-effect fire. Two radiators with decorative wooden casings. Power points. T.V. point. Pine flooring. Door to:
- KITCHEN:** 13ft x 9ft 8". Window faces North with Nottingham lace pelmet. Coving. Strip pine walls and alcove. Ceiling light point. Splash-back tiling. Pine base units with inset stainless steel sink in marble-effect worktop with concealed fluorescent ceiling light over. Large fitted Pine Welsh Dresser. Stainless steel electric oven. Stainless steel gas hob. Zanussi washing machine. Zanussi larder fridge. Power points. Vinyl tile-effect flooring.
- BOILER ROOM:** 4ft 9" x 3ft 9". Window faces North with net. Shelving. Radiator. Power points. Coat hooks on wooden plinth. Mosaic ceramic tiled floor.
- SNUG:** 12ft 9" x 9ft 4". Window faces South with voile curtain. Sloping storm roof. Coving. Three wall light points. Radiator. Power points. TV point. Telephone point. Fitted carpet. Part ceramic tiled. uPVC part glazed door with leaded light feature leads to front garden.
- BEDROOM 1** 11ft 9" square. Window faces North with voile curtain. Ceiling light point. Two very spacious, fitted lady's and gentleman's wardrobes.
- BEDROOM 2:** 13ft 9" x 9ft 9". Window faces South with voile curtain. Large spacious fitted wardrobe. Ceiling light point. Radiator. Power points. Fitted carpet.
- External:** The property is comprised of two parcels of land. It has the benefit of a hard standing for car parking at the front of the terrace.

Front Garden: Faces North with secluded, block paved patio area and paths to front and side of the building. Lawn area with small rockery. Mature trees and shrubs to boundary. Hedging. Flower beds, some raised, with geraniums. Screened oil tank at side. Gas bottle station. Wheel feature on wall.

Rear Garden: Faces South. Very secluded with hedging and walling with some fencing. Flagstone patio area and path to decking area at side. Mature trees and shrubs to boundary. Gravel area. Lawn area. Wheel feature on wall. Raised flower beds containing geraniums and honeysuckle. Small vegetable plot with strawberry patch. Sky dish on wall.

SUMMER HOUSE: 7ft 6" x 7ft 6" with glazed doors on an angle. Wood construction. Two large windows at sides.

POTTING SHED: 10ft x 6ft 6". Block-work lean-to on boundary wall. Window faces West.



Front Garden

Whilst every effort is taken to give a fair description the accuracy of these details cannot be guaranteed and in no way forms part of an offer or agreement. None of the appliances have been tested by our agency and we cannot accept responsibility for any which may prove to be faulty after a sale



Hallway

Bathroom



Sitting Room





Kitchen



Snug



A Bedroom



Summer House



Potting Shed

