

Alderney Estate Agency

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LITTLE PURNEL

LA TRIGALE



HALL * SITTING / DINING ROOM * KITCHEN

BOILER ROOM * 4 BEDROOMS (2 En-Suite) * SECLUDED GARDEN

WITH POTTING SHED, WINE STORE & PATIO

£345,000.00 FREEHOLD

A traditional island cottage that has been renovated and extended in recent years. Situated on the western edge of the town of St Anne, it is within easy reach of the main shopping areas. It has the added benefit of a secluded, walled garden that is laid to lawn and is well stocked with small trees and bushes. The property also benefits from uPVC double glazing throughout and oil fired central heating.

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDOR'S AGENT

ALDERNEY ESTATE AGENCY LTD

Alderney's oldest established and Premier Agency

- EXTERNAL PORCH** Painted wooden structure over half glazed timber front door with 9 bevelled panes on side entrance. External light and bell push.
- HALL** 20ft x 4ft. Sky light. Coving. Electric meters housed in high level wall cupboard. Coat hooks. Double wall light. Fitted carpet
- BOILER ROOM** 5ft 3" x 5ft. Sky light. Wall light point above door. Hot water cylinder. Worcester oil-fired central heating boiler. Shelving. Vinyl flooring.
- INNER HALL** 10ft 6" x 4ft. Double wall light. Coving. Radiator. Fitted carpet.
- SITTING / DINING ROOM**
16ft x 14ft. Bow window faces South with curtains on rail. Coving. Four double wall lights. Adam style fireplace with wooden mantelpiece housing Jet Master gas imitation open coal fire. Slate surround and hearth. Radiator. Power points. Fitted carpet.
- KITCHEN** 11ft 9" x 9ft. Window faces North with roller blind. Coving. Fluorescent ceiling strip light with cover. Splash-back tiling. Work top with inset sink and single drainer. Wall and base units, mainly housing drawers. Cannon gas cooker with eye level grill. Power points. Ceramic floor tiles.
- MASTER BEDROOM** 17ft 6" x 9ft 10". Bow window faces South with curtains on rail. Coving. Two double wall lights. Built in wardrobes covering complete West wall with cupboards over and dressing table recess. Radiator. Power points. Telephone point. Fitted carpet.
- En-Suite SHOWER ROOM**
10ft x 8ft. Ceiling light point with pull switch. Built-in tiled shower cubicle with Aquastream power shower and shower curtain on rail. Grab rails. Dimplex high level wall heater. Pedestal wash hand-basin with strip-light and shaver point over. Heated towel rail. W.C. Bidet. Mirrored cabinet. Large medicine cabinet. Radiator. Vinyl floor.

- BEDROOM 2** 13ft x 10ft 4". Bow window faces South with curtains on rail. Coving. Built-in double wardrobe with cupboards over. Double wall light. Radiator. Power points. Fitted carpet.
- En-Suite BATHROOM** 9ft x 5ft. Window faces South with obscured glass and roller blind. Coving. Wall light. Fully tiled. White suite comprising: sunken bath with shower attachment and shower curtain. Grab rails. Pedestal wash hand-basin with mirror, strip-light and shaver socket over. Towel rail and ring. W.C. Mirrored cabinet. Radiator. Vinyl floor.
- BEDROOM 3** 18ft 6" x 8ft 9". 3/4 glazed uPVC door opens onto the patio. Adjacent window faces North. Three double wall lights. Radiator. Power points. Two telephone points. Fitted carpet.
- INNER HALL** 10ft x 3ft 3". Fitted carpet. Down two steps. Coat hook on door to:
- BEDROOM 4 / STUDY** 11ft x 10ft. 3/4 glazed uPVC door opens onto the patio. Two adjacent windows face East with full length curtains on rail. Centre ceiling light point. Power points. Fitted carpet.

External

- POTTING SHED** 10ft x 8ft. Stone built. Window faces East. Concrete floor.
- WINE STORE** 10ft x 6ft. Brick built. Small window faces North. Tiled floor.
- GARDEN - Front** Walled with large hedge to one side. Laid with paving slabs - diamond pattern on paved path to gate at side giving access to rear garden. External light on corner of bungalow.
- GARDEN - Rear** Approximately 50ft square. Walled with some fencing above to provide a very secluded, low maintenance garden. Mainly laid to lawn with attractive patio. Mature trees and shrubs including a Willow and a Crab Apple tree. Rose bushes and flower beds. Raised herb garden. Two wall mounted, glazed, galvanised steel seed boxes. Two water butts. Garden tap and hose reel attachment. Wall mounted clothes drier. Oil tank. Gas bottle station. Concrete path to side gate.

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 do not accept responsibility for any which may prove to be faulty after any sale.



Kitchen



Bedrooms & En-Suites



Bedrooms



Wine Store

Patio





Rear Garden

