

# Alderney Estate Agency

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**15 BRICKFIELDS**

**LE GRAND VAL**



**HALL \* CLOAKROOM \* UTILITY ROOM \* GARAGE**

**SITTING ROOM / DINING ROOM \* KITCHEN**

**3 BEDROOMS (2 En-Suites)**

**£280,000.00 FREEHOLD**

**A newly built modern end of terrace house with easy access to the airport and within walking distance of the town. The property has the benefit of oil fired central heating and uPVC double glazing throughout. It is well insulated for sound proofing and warmth and will require only low maintenance. North and South balconies compliment the first floor of the building.**

**VIEWING STRICTLY BY APPOINTMENT THROUGH VENDOR'S AGENT**

**ALDERNEY ESTATE AGENCY LTD**

*Alderney's oldest established and Premier Agency*

- HALL** 9ft 9" x 6ft 9". Half glazed uPVC front door faces North. Smoke alarm. Ceiling light point. Radiator. Power points. Coat hooks. Under-stair storage cupboard. Fitted carpet. Door to integral Garage.
- BOILER ROOM** 9ft x 4ft. Half glazed uPVC back door to south facing patio. Ceiling light point. Camray 5 oil fired boiler. Boiler controls. Plumbing for washing machine. Vinyl flooring.
- W.C./CLOAKROOM** 5ft x 3ft 3". Window faces North with obscured glass. Ceiling light point. W.C. Wall mounted wash hand-basin with splash-back tiling. Radiator. Vinyl flooring.
- BEDROOM 3** 9ft 6" x 7ft 3". Window faces South with Venetian blind. Ceiling light point. Radiator. Power points. Fitted carpet. Carpeted stairs to:

### First Floor

- SITTING ROOM/  
DINING ROOM** 21ft x 18ft 9". Two windows face East with Venetian blinds. uPVC patio doors with curtains face North and South to balconies. Smoke alarm. Three ceiling light points with triple light fittings. Two radiators. TV point. Telephone point. Power points. Fitted carpet. Door to:
- KITCHEN** 8ft 6" x 7ft. Window faces South with Venetian blind. Ceiling fluorescent strip light. White laminate base and wall units. Laminated, marble effect work tops with in-set stainless steel sink and single drainer. Parkinson Cowen gas cooker with 4 rings over. Zanussi fridge. Vinyl flooring. Carpeted stairs to:

### Second Floor

- LANDING** 3ft 9" x 3ft 3". Ceiling Light. Smoke alarm.
- BEDROOM 1** 12ft 6" x 11ft 6". Window faces North with Venetian blind. Ceiling light point. Radiator. TV point. Power points. Fitted carpet.
- EN-SUITE  
BATHROOM** 7ft 6" x 7ft 4". Velux window faces North. Ceiling light point. Part tiling. Matching White suite comprising Bath with shower attachment, W.C. and pedestal wash hand-basin with splash-back tiling. Towel rail. Radiator. Vinyl flooring.

**BEDROOM 2**

13ft x 11ft. Window faces South with Venetian blind. Ceiling light point. Radiator. TV point. Power points. Fitted carpet.

**EN-SUITE  
SHOWER ROOM**

7ft x 5ft 4". Velux window faces South. Power shower in tiled cubicle. W.C. Pedestal wash hand-basin. Towel rail. Ceiling light point. Radiator. Vinyl flooring.

**External****GARAGE**

16ft 9" x 9ft. Up and over Garage door. Smoke alarm. Ceiling light point. Power points. Shelving. Concrete floor. Door to: Boiler Room.

There is a flagged patio surrounding the property with concreted curb. Driveway and free standing for one car off road. Small garden area. Oil tank and gas bottle station. Shrubs in border. Rotary clothes line.



Whilst every effort is taken to give 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 be held responsible for any which may prove to be faulty after any sale.



Sitting Room/Dining Room





Bedroom 1 & En-Suites

