

Alderney Estate Agency

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ISLAY

5 RUE DE LA SALINE



ENTRANCE HALL * KITCHEN * DINING ROOM * MASTER BEDROOM (EN-SUITE)

2 FURTHER BEDROOMS * BATHROOM * CONSERVATORY

LARGE SITTING ROOM ON FIRST FLOOR * SEA VIEWS * GARDEN * GARAGE

£350,000.00 FREEHOLD

Chalet style bungalow situated to the west of the island with sea views to the north and country views across open farmland. The property has been totally refurbished and includes newly fitted carpets and coving throughout. Fully fitted kitchen in limed oak and uPVC double glazing throughout. Price includes the furniture as seen.

VIEWING STRICTLY BY APPOINTMENT THROUGH VENDOR'S AGENTS.

ENTRANCE HALL

23ft x 8ft 6". Fully glazed uPVC front door. Window faces South with Nottingham lace drapes, tie backs & pelmet. Two radiators. Two ceiling light points. Electricity meters housed in fitted cupboard. Fitted carpet. Open hardwood staircase to first floor.

KITCHEN

16ft x 12ft. Double aspect room One window faces South and one window faces West with roller blinds. Five recessed ceiling spotlights. Smoke alarm. Fully tiled walls. Fully fitted Hygena kitchen base and wall units with decorative display end shelves. Inset stainless steel 1 1/2 bowl sink in sealed solid wood worktops. Central island breakfast bar housing integral fridge and freezer with chrome bar stools. Integral Zanussi washing machine. Integral Hygena dishwasher. Tricity Bendix Cheviot electric fan oven and grill. Four ring hob. Cooker hood. Radiator. Power points. Ceramic tile flooring.

DINING ROOM

18ft x 14ft. Double aspect room. Window faces North. Fully glazed patio door and side panels face West. All with net curtain, Nottingham lace full length drapes, tie backs and pelmets. Ceiling light point. Two wall light points. Stone fireplace with tiled hearth and coal effect electric fire. Hardwood display and dividing unit. Power points. T.V. point. Fitted carpet.

INNER HALLWAY

16ft x 4ft. Access to bedrooms. Ceiling light point. Smoke alarm. Power point. Fitted carpet.

MASTER BEDROOM

14ft 4" x 11ft 6". Window faces South with pole and drapes. Ceiling light point. Fitted wardrobes to length of one wall. Radiator. Power points. Fitted carpet.

En-Suite SHOWER ROOM

7ft 3" x 6ft. Window faces South with obscured glass and roller blind. Fully tiled walls. Ceiling light point. Corner shower cubicle with curved glass door and New Team Jet-stream power shower, Wash hand-basin in vanity unit with mirrored medicine cabinet and strip-light over. W.C. Chrome towel rail. Radiator. Ceramic tile flooring.

BEDROOM 2

13ft 10" x 11ft 2" (max). Window faces North with pole and drapes. Ceiling light point. Radiator. Power point. Fitted carpet.

BEDROOM 3

14ft 2" x 13ft 10" (max). Window faces North with pole and drapes. Radiator. Ceiling light point. One double power point. Fitted carpet.

BATHROOM

8ft x 6ft. Window faces East with obscured glass. Ceiling light point. Fully tiled walls. White suite comprising: Bath with New Team Jet-stream power shower and glass side screen, Wash hand-basin with mirrored cabinet over and W.C. Fitted airing cupboard housing hot water cylinder. Radiator. Chrome towel rail. Ceramic tile flooring.

CONSERVATORY

17ft x 14ft. 3 steps down from Inner Hallway. Glazed roof plus glazing to two sides with conservatory blinds on all windows and door. Ceramic tile flooring.

First Floor:
SITTING ROOM

42ft 6" x 11ft 6". Sloping ceiling with dormer windows. One window faces East overlooking garden. Two bay windows face North with sea views. Large picture window faces West with views across countryside to Burhou and the English Channel. One bay window faces South. Under eaves storage cupboards. Radiator. Power points, some with dimmer switches. T.V. point. Telephone point. Fitted carpet.

Exterior:
GARAGE

20ft X 9ft 6". Concrete driveway to rear of property. Block built with up and over door. Window faces East. Ceiling light point. Power point. Concrete floor. Door to garden.

GARDENS

East facing rear garden mainly laid to lawn. Water butt. Oil storage tank hidden behind trellis with honeysuckle. Mature shrubs and espalier fruit tree. Fencing to rear with walling to South and North. Concrete path around building.

West facing front garden with pink and grey paving slabs and gravelled area containing succulents with some trees on the boundary. Concrete pathway. Small wrought iron gate. External lighting.

Services: Main drains. Water and electricity.

Rates: TRP (Guernsey Cadastre)
Occupier's Rates
Water Rates



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 items have been tested by our agency and we cannot accept responsibility for any which may prove to be faulty after any sale.



Kitchen



Dining Room





Bedrooms & Bathroom





Conservatory





First Floor
Sitting Room
&
Rear Garden