



Minerva

Dalgairns Road
St Peter Port

SPACIOUS 3-BEDROOM HOME WITH GARDEN AND PARKING

Located on the outskirts of town, this 3-bedroom semi-detached house offers practical living space with potential for personal updates.

The ground floor includes a **porch**, **lounge**, and a rear extension with a modern fitted **kitchen** and **dining area**, as well as a **study**.

Upstairs, there are **three bedrooms**, a family **bathroom**, and a separate **WC** that requires completion.

Outside, the property has a good sized garden with a summerhouse, plus a **garage** and a **parking space** just 40m up the road from the house.

Having had some major works done in recent years including an extension, all new roofs and a full re-wire - some cosmetic finishing touches are needed inside to complete this family home.

LOCAL MARKET SALE

£585,000

- 3 Bedrooms
- 1 Bathroom
- Parking for 1 car
- Single Garage
- Private garden with summerhouse
- TRP: 113
- Perry's Ref: TF5
- What3Words: clogs.inflicts.employable

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CARRÉ

PROPERTY

Residential lettings, property management & select sales.

Les Pointues Rocques, Rue Des Pointues Rocques,
St. Sampson, Guernsey, GY2 4HW

TEL: 07781 149168

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Rooms:

Ground Floor

- Porch:** 2.7 × 1 m (8'10" × 3'3")
Lounge: 7 × 4 m (23'0" × 13'1")
Kitchen: 4.9 × 2.4 m (16'1" × 7'10")
Dining Room: 4 × 3.7 m (13'1" × 12'2")
Study: 2.9 × 1.6 m (9'6" × 5'3")

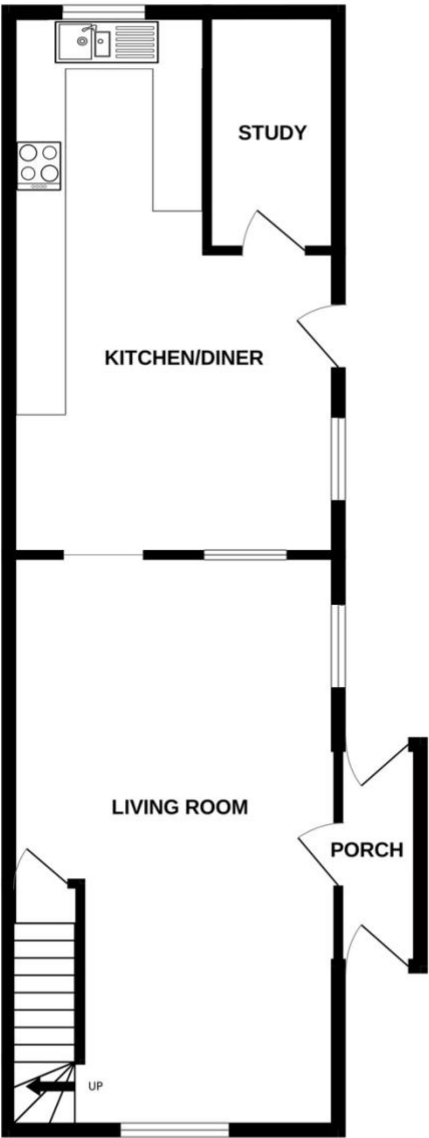
Outside

- Garage:** 5.5 × 2.7 m (18'1" × 8'10")

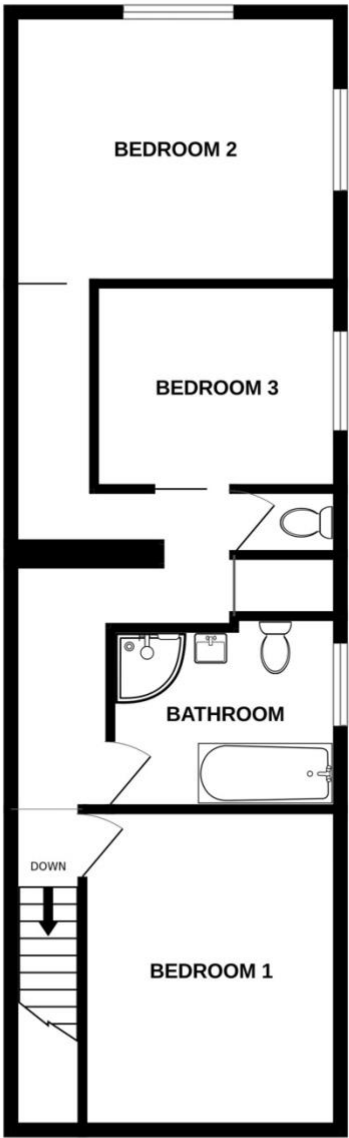
First Floor

- Bedroom 1:** 4 × 2.9 m (13'1" × 9'6")
Bathroom: 2.6 × 2.2 m (8'6" × 7'3")
WC: 1.4 × 0.8 m (4'7" × 2'7")
Bedroom 3: 3 × 2.5 m (9'10" × 8'2")
Bedroom 2: 4 × 3.1 m (13'1" × 10'2")

GROUND FLOOR



1ST FLOOR





SERVICES: Mains electricity, water, drainage. Electric central heating. Fibre Broadband.

VIEWING: By appointment through Carré Property Limited.

APPLIANCES: All Bosch – American style Fridge/Freezer, Double Oven, Hob, Extractor, Washing Machine, Tumble Dryer.
Hotpoint Dishwasher.

FURNITURE: Available by negotiation.

PLEASE NOTE: These sales particulars are provided as a guide. They are not an offer of contract, nor part of one. You should not rely on the contents therein or on statements, in writing or by word of mouth, provided by us in respect of this property, its condition or its value. We have not undertaken a detailed survey, nor tested the services or specific fittings. Site measurements are given as a guide.

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