



Ballina

La Jaoniere Clos
Landes du Marche

WELL PRESENTED GARAGE-LINKED 3 BED HOUSE ON QUIET CLOS

Situated on a quiet residential clos in the Vale, this family home offers well-proportioned accommodation with ample parking. The property provides **parking** for up to four vehicles, together with a single garage.

The accommodation comprises an entrance **hall**, large **lounge** with useful under-stairs storage, a modern fitted **kitchen** (fitted in 2018), **utility room** and a **conservatory** overlooking the rear garden. A **shower room** is located on the ground floor. On the first floor, there are three double **bedrooms** and a family **bathroom**.

To the rear is a low-maintenance enclosed **garden**, while the front of the property features an artificial grass lawn.

LOCAL MARKET SALE

£650,000

- 3 Bedrooms
- 2 Bathrooms
- Parking for 4 cars on driveway
- Single Garage
- Private enclosed garden
- Close to local amenities

- TRP: 177
- Perry's Ref: 9F5
- What3Words: unchecked.hostilities.toasting

 3  2  5

CARRÉ

PROPERTY

Residential lettings, property management & select sales.

Les Pointues Rocques, Rue Des Pointues Rocques,

St. Sampson, Guernsey, GY2 4HW

TEL: 07781 149168

EMAIL: info@carreproperty.co.uk









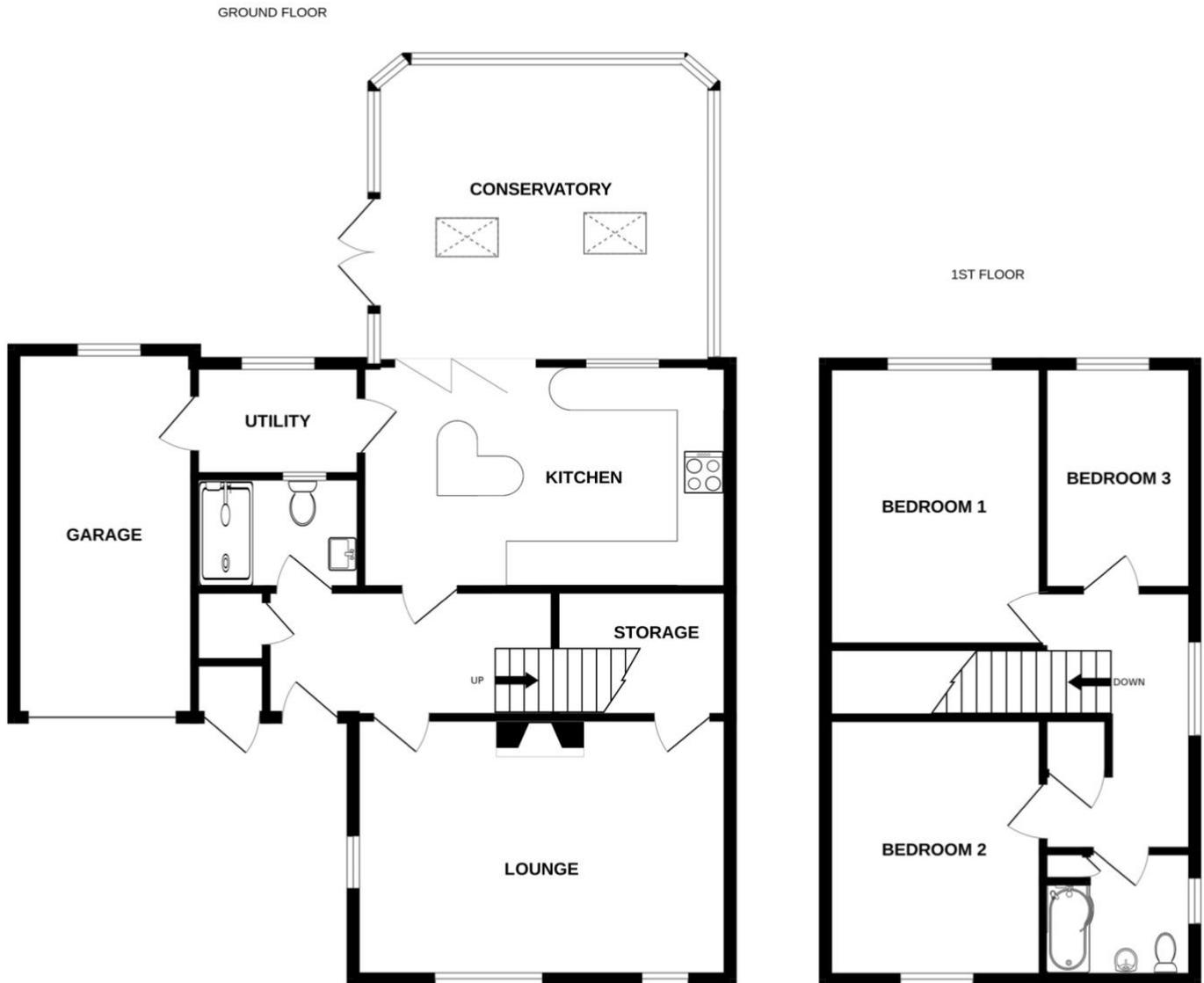
Rooms:

Ground Floor

Entrance Hall:	4.0m × 1.8m (13'1" × 5'11")
Shower Room:	2.0m × 1.6m (6'7" × 5'3")
Lounge:	5.2m × 3.7m (17'1" × 12'2")
Under-stairs Storage:	2.5m × 1.5m (8'2" × 4'11")
Kitchen:	5.1m × 3.2m (16'9" × 10'6")
Utility:	2.3m × 1.4m (7'7" × 4'7")
Conservatory:	4.7m × 4.3m (15'5" × 14'1")
Garage:	5.2m × 2.5m (17'1" × 8'2")

First Floor

Shower Room:	2.0m × 1.8m (6'7" × 5'11")
Bedroom 1:	4.1m × 3.0m (13'5" × 9'10")
Bedroom 2:	3.7m × 3.0m (12'2" × 9'10")
Bedroom 3:	3.2m × 2.1m (10'6" × 6'11")





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

VIEWING: By appointment through Carré Property Limited.

APPLIANCES: Indesit tumble dryer, LG washing machine, Neff combi and single oven, Neff induction hob & extractor fan, Neff dishwasher, Electric boiler.

**BUILD/
CONSTRUCTION:** 1980 – Cavity block.

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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REGISTERED NUMBER: 50986