

# PENTANGLE



**5**

BEDROOMS

**4**

BATHROOMS

**2,796**

SQ FT

**0.1**

ACRES

**£1,395,000 TRINITY**

This beautifully presented semi-detached five-bedroom, three-bathroom family home is located in an exclusive development of only two properties and only a short drive to St. Helier. Constructed in 2015, the ground floor accommodation comprises an eat-in kitchen, utility, and sitting room with bi-folding doors to the garden and cloakroom. On the first floor, the property boasts three double bedrooms including a fantastic primary bedroom with an en-suite and dressing room area and house bathroom. Further on the top floor offers two bedrooms and a bathroom. In addition, the property benefits from a beautifully presented garden, a double garage, and parking for two vehicles. Not only is this immaculately presented family home located in a central location, it is also on a good bus route and close to a number of amenities. For more information or to arrange a viewing please call us on 01534 717100 or email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com)



**LIVINGROOM**  
The Channel Island Estate Agent















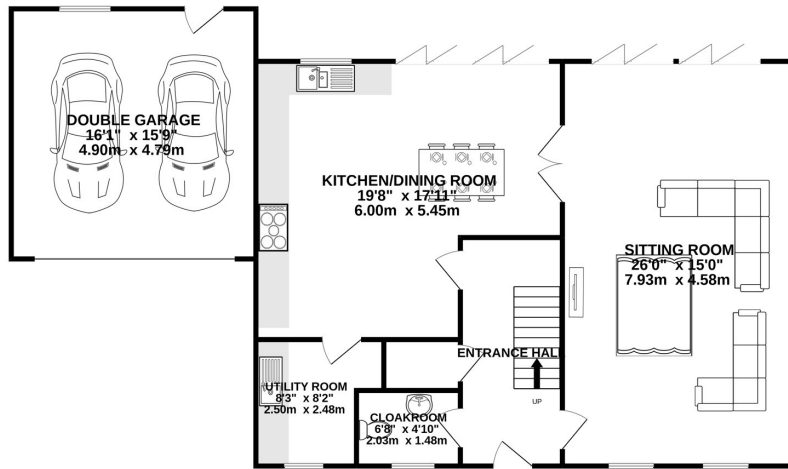




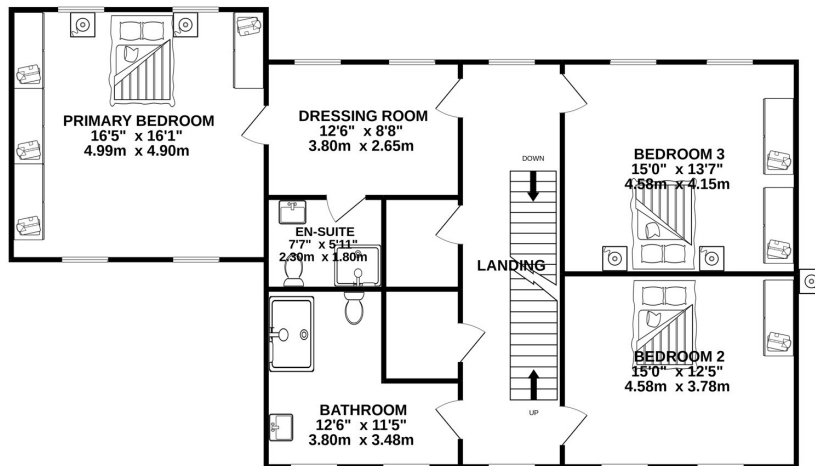




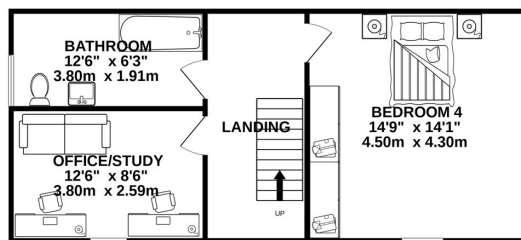
GROUND FLOOR  
1157 sq.ft. (107.5 sq.m.) approx.



1ST FLOOR  
1150 sq.ft. (106.8 sq.m.) approx.



2ND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 2796 sq.ft. (259.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**GROUND FLOOR**

Entrance Hall	6'7 x 14'8
Sitting Room	15'0 x 26'0
Cloakroom	6'8 x 4'10
Kitchen/Dining Room	19'8 x 17'11
Utility Room	8'3 x 8'2
Garage	15'9 x 16'1

**FIRST FLOOR**

Landing	6'7 x 26'0
Dressing Room	12'6 x 8'8
Primary Bedroom	16'5 x 16'1
En-suite	7'7 x 5'11
Bedroom 2	15'0 x 12'5
Bedroom 3	15'0 x 13'7
Bathroom	12'6 x 11'5

**SECOND FLOOR**

Landing	6'7 x 14'9
Bedroom 4	14'1 x 14'9
Bathroom	12'6 x 6'3
Office/Study	12'6 x 8'6

**KEY FACTS**

Beautiful granite property  
 A short drive to St. Helier  
 Close to amenities  
 Double garage  
 Parking for two vehicles  
 Solar panels to heat water  
 Immaculate walled garden  
 Spacious family home

**SERVICES**

Mains drains and water

**HEATING**

Electric Farho radiators  
 Underfloor heating in bathrooms  
 Solar panels heat the water

**ADDITIONAL INFORMATION**

The States Assembly has agreed to build affordable homes on field no. 1109 which sits to the East of Pentangle.  
 It is unknown at this time what the details of this scheme will be.

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

Trinity  
 Grainville

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

**£1,395,000**



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