PEN-Y-BRYN



5	3	3,031	0.2
BEDROOMS	BATHROOMS	SQ FT	ACRES

£1,550,000 OPEN MARKET, ST. PETER PORT

Pen-Y-Bryn is a renovated townhouse that has all the period features whilst also offering modern living and situated within a short walk of local amenities. The ground floor comprises spacious entrance hall, sitting room, large kitchen/dining room with separate utility room. The first floor consists of primary bedroom with en-suite bathroom, three double bedrooms and family bathroom. A staircase leads to the loft area which is ready for conversion to create a large bedroom suite, if required (plans passed). Externally, there is a sunny courtyard garden, garage, car port and parking. Pen-Y-Bryn also benefits from a large 16 vehicle car park located at the rear of the property. A convenient family home in a central location. Please call Livingroom for further information.

LIVINGROOM
The Channel Island Estate Agent











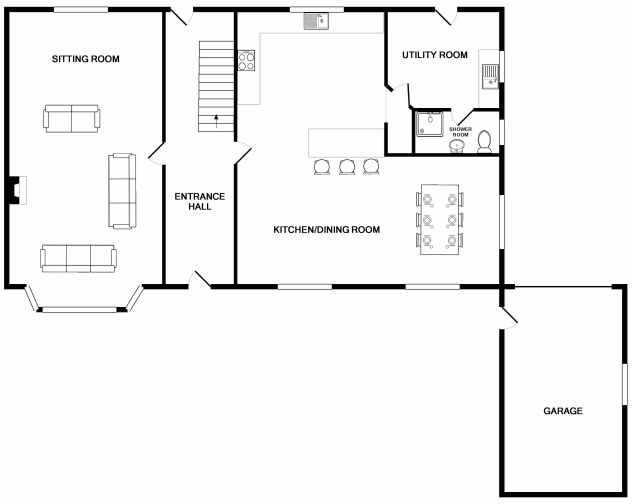
IMAGES & FLOORPLAN PEN-Y-BRYN



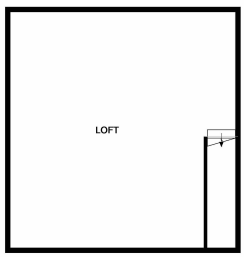




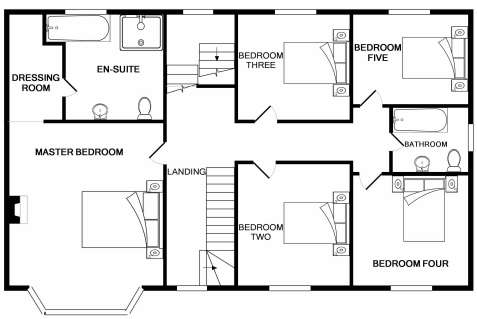




GROUND FLOOR
APPROX. FLOOR
AREA 1426 SQ.FT.
(132.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1136 SQ.FT.



TOTAL APPROX. FLOOR AREA 3031 SQ.FT. (281.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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GROUND FLOOR

Entrance hall	25'9 x 6'8
Sitting room	29'3 x 14'7
Kitchen/dining room	25'9 x 24'9
Utility room	10'9 x 9'4
Shower room	8'2 x 4'2
Garage	19'4 x 11'5

FIRST FLOOR

Landing	26'6 x 17'7
Primary bedroom	15'8 x 14'5
Dressing room	10'2 x 5'5
En-suite bathroom	13'4 x 9'1
Bedroom two	11'9 x 11'0
Bedroom three	10'8 x 10'2
Bedroom four	10'9 x 10'2
Bedroom five	11'1 x 9'9
Family bathroom	7'4 x 6'1

SECOND FLOOR

Loft	22'7 x 20'8

KEY FACTS

Renovated Victorian townhouse

Convenient central location

Spacious accommodation with five bedrooms

Courtyard garden

Garage, car-port and parking

Additional income via a large rear car park (16 vehicles)

Further scope to extend

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Underfloor heating

APPLIANCES

Neff oven

Neff gas hob

Neff extractor fan

Bosch fridge/freezer

Neff dishwasher

Hotpoint washing machine

Hotpoint tumble dryer

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

Vauvert Primary

La Mare de Carteret High School

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.

£1,550,000



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JERSEY T (0) 1534 717100 E JERSEY@LIVINGROOMPROPERTY.COM A GROUND FLOOR, CHANNEL HOUSE, GREEN STREET, ST. HELIER, JERSEY. JE2 4UH
GUERNSEY T (0) 1481 715555 E GUERNSEY@LIVINGROOMPROPERTY.COM A LIVINGROOM HOUSE, NORTH CLIFTON, ST. PETER PORT, GUERNSEY. GY1 1JR