

# TARWYN



**4**

BEDROOMS

**2**

BATHROOMS

**1,578**

SQ FT

## POA LOCAL MARKET, ST. SAMPSON

This spacious, detached chalet bungalow is situated in a convenient location within the parish of St. Sampson. Renovated and extended in previous years, the well-proportioned accommodation is in immaculate order throughout and offers great space for a family. The ground floor comprises entrance hall, two double bedrooms, sitting room with working fire, family bathroom and a superb, open-plan kitchen/dining/family room with bi-folding doors to the rear patio garden. The first floor has two further double bedrooms and shower room. Externally, to the front of the property is a fore-garden with parking for multiple vehicles. Side gates lead to a rear garage with side store/utility room and a paved garden area which faces West to enjoy the evening sunshine. An ideal property which ticks a lot of boxes for a family home, internal viewing highly recommended.



**LIVINGROOM**

The Channel Island Estate Agent















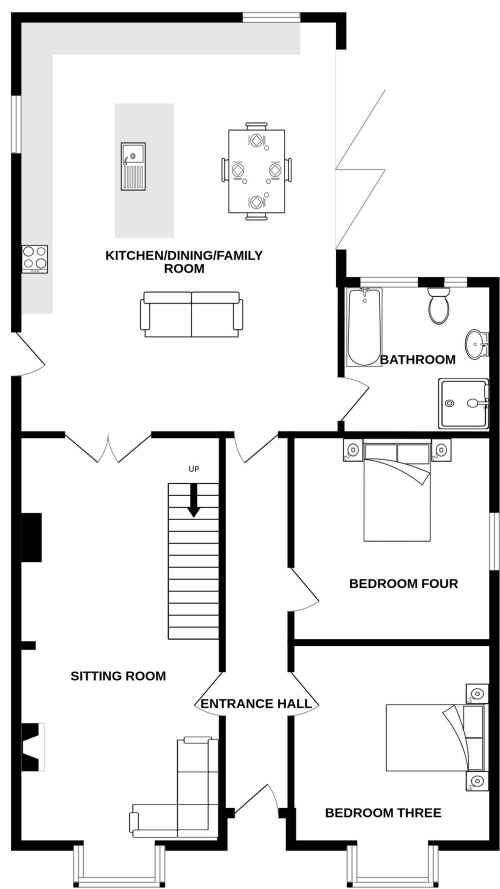




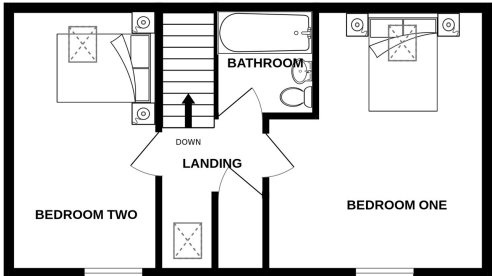




GROUND FLOOR  
1164 sq.ft. (108.1 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 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.

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## GROUND FLOOR

Entrance hall	21'7 x 3'11
Open-plan kitchen/dining/family room	23'10 x 18'7
Sitting room	24'3 x 11'9
Bedroom three	13'10 x 11'7
Bedroom four	11'10 x 11'7
Family bathroom	8'10 x 8'10

## FIRST FLOOR

Landing	
Bedroom one	15'2 x 12'8
Bedroom two	15'2 x 8'4
Bathroom	6'2 x 5'9

## KEY FACTS

Detached chalet bungalow  
 Convenient location  
 Renovated and extended in previous years  
 Spacious accommodation with open-plan living  
 Garden, garage and enclosed patio garden

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Oil central heating  
 Underfloor heating in kitchen/dining/family room

## APPLIANCES

2 Neff ovens  
 Neff microwave combi oven  
 Neff induction hob  
 Neff extractor unit  
 Neff dishwasher  
 Tumble dryer

## INCLUSIONS

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

## SCHOOL CATCHMENT

Vale Primary  
 St Sampson's 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.

## POA



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