

BALA

SOLE AGENT



2

BEDROOMS

1

BATHROOM

994

SQ FT

£675,000 LOCAL MARKET, CASTEL

Bala is a detached bungalow situated just a short walk from Vazon Bay. Built in the 1980's of cavity construction, the property offers two double bedrooms, family bathroom, kitchen and sizeable sitting/dining room. There is parking for multiple vehicles and a lawned foregarden, in addition to a large rear garden and detached garage. Ideally situated on the popular west coast, and with the potential to extend subject to the necessary permissions, this is an excellent home which could benefit from a little modernisation to put your mark on a property in a desirable location. (N.B. rented until September 2024)

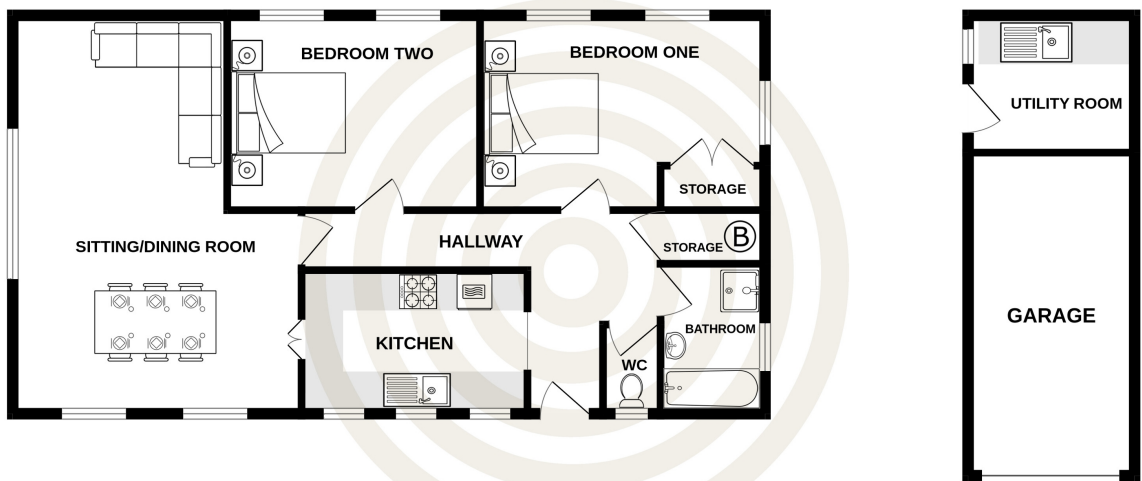


LIVINGROOM

The Channel Island Estate Agent



GROUND FLOOR
994 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 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

Hallway	10'6 x 18'5
WC	4'7 x 2'11
Bathroom	7'9 x 5'5
Kitchen	7'5 x 11'7
Bedroom One	10'0 x 14'8
Bedroom Two	10'0 x 13'0
Sitting/Dining room	20'6 x 14'10
GARAGE	
Utility room	7'1 x 8'1

KEY FACTS

Two bedroom detached bungalow within a short walk to Vazon Bay
 Parking for four cars and detached garage
 Enclosed rear garden
 Large sitting/dining room
 No onward chain

SERVICES

Mains water and electricity

DRAINAGE

Mains drainage

HEATING

Oil fired central heating

APPLIANCES

Neff double oven
 Neff hob with extractor over
 Neff fridge/freezer
 Hotpoint washing machine

INCLUSIONS

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

SCHOOL CATCHMENT

Castel 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.

£675,000



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