

# 80 DON FARM

SOLE AGENT



**4**

BEDROOMS

**2**

BATHROOMS

**1,237**

SQ FT

**4.1%**

YIELD

## POA ST. BRELADE

Livingroom is delighted to have been appointed Sole Agent of this fantastic semi-detached family home in the desirable location of Don Farm. The spacious, bright & flowing accommodation, this is the perfect home for a family a popular bus route, minutes from the best beaches on the Island, and close to all shops and, supermarkets including Waitrose, Les Quennevais School & the Airport are all nearby. The ground floor offers a welcoming entrance hall, a cloakroom, a large sitting/dining room, and a separate kitchen leading into the utility room providing access to the integral garage which could be converted into another reception room. Upstairs the property boasts 4 bedrooms (the primary being En-suite) and a large house bathroom. To the back of the property, you will find an easily maintained garden, which can be accessed via both reception rooms and the front of the property offering a patio area and parking for one vehicle. For more information or to arrange a viewing please call...



**LIVINGROOM**

The Channel Island Estate Agent



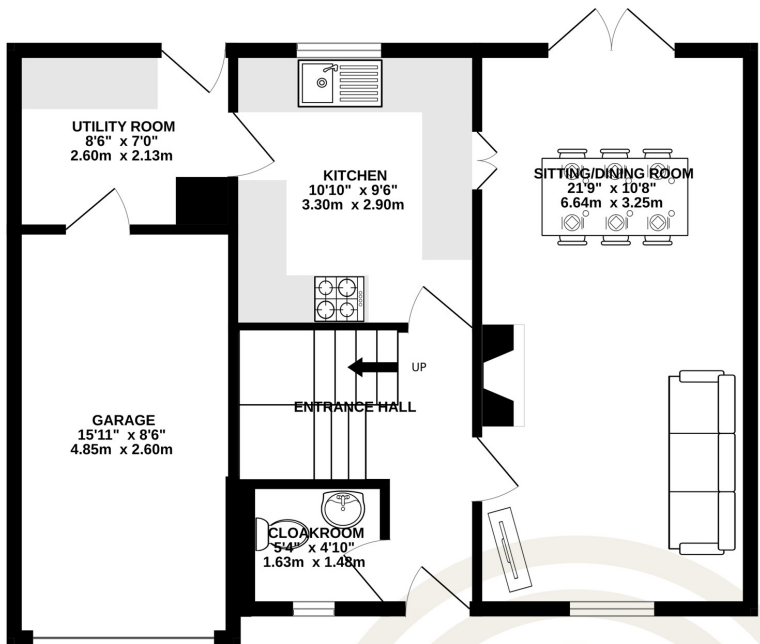




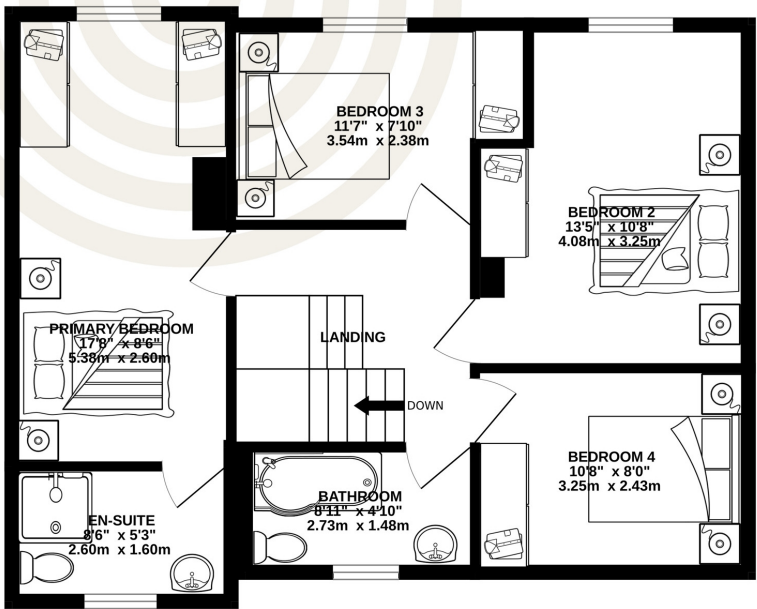




GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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	9'6 x 11'0
Cloakroom	5'4 x 4'10
Sitting/Dining Room	10'8 x 21'9
Kitchen	9'6 x 10'10
Utility Room	8'6 x 7'0
Garage	8'6 x 15'11

## FIRST FLOOR

Landing	9'6 x 8'8
Primary Bedroom	8'6 x 17'8
En-suite	8'6 x 5'3
Bedroom Two	10'8 x 13'5
Bedroom Three	11'7 x 7'10
Bedroom Four	10'8 x 8'0
Bathroom	8'11 x 4'10

## KEY FACTS

All amenities within close proximity  
 Les Quennevais School attachment  
 Four bedrooms, two bathrooms  
 Highly sought after location  
 One parking plus a garage  
 Available immediately

## SERVICES

Mains water  
 Mains drains

## HEATING

Electric heating throughout with wall mounted heaters

## PARKING

Single garage and parking for one on the drive

## INCLUSIONS

As per inventory

## SCHOOL CATCHMENT

La Moye  
 Les Quennevais

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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