

# INVERARAY

SOLE AGENT



**4**

BEDROOMS

**2**

BATHROOMS

**1,628**

SQ FT

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## £895,000 LOCAL MARKET, VALE

This stylish four bedroomed bungalow is situated in a quiet lane in the parish of Vale. The ground floor accommodation comprises entrance hall, primary bedroom with ensuite bathroom, double bedroom, utility room, cloakroom and a recently completed open plan kitchen/reception room which provides a fantastic family space. The first floor offers two further double bedrooms and a family bathroom with a lovely rural views. Externally, the charming, fully enclosed rear garden includes a shed and greenhouse. Parking is available at the front of the property for multiple vehicles. With Bordeaux harbour, Beaucette marina and L'ancrese Common all within a short walk, this lovely family home has much to offer.



**LIVINGROOM**

The Channel Island Estate Agent

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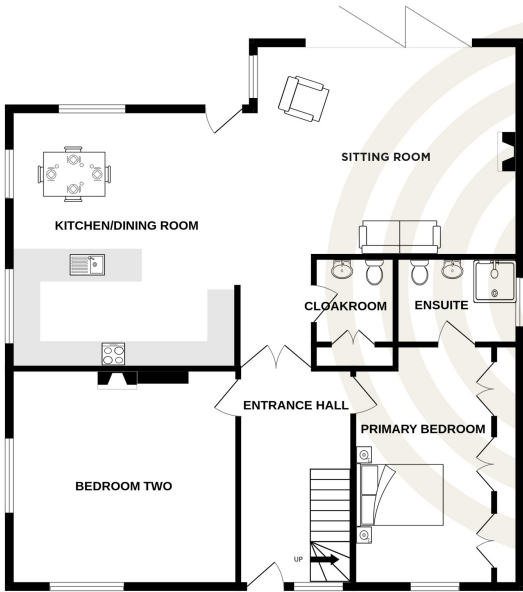




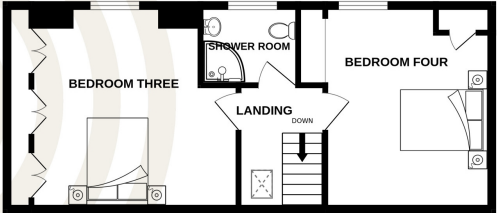




GROUND FLOOR  
1183 sq.ft. (109.9 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1628 sq.ft. (151.2 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	14'2 x 7'9
Kitchen/dining room	21'0 x 17'7
Sitting room	18'0 x 14'6
Cloakroom	5'6 x 5'6
Primary bedroom	15'9 x 11'5
En-suite shower room	8'4 x 5'8
Bedroom two	15'6 x 14'9

## FIRST FLOOR

Landing	8'5 x 5'10
Bedroom three	15'8 x 13'6
Bedroom four	13'9 x 13'6

## KEY FACTS

Stylish four bedroomed bungalow  
Situating in a quiet lane in the parish of Vale  
Large garden with greenhouse and shed  
Parking for multiple vehicles to the front of the property

## SERVICES

Mains

## DRAINAGE

Mains

## HEATING

Electric

## APPLIANCES

Neff double oven  
Neff microwave  
Neff induction hob  
Neff fridge  
Neff freezer  
Neff dishwasher  
Neff washing machine

## INCLUSIONS

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

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.

**£895,000**



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