

SOLE
AGENT

Mamora Bay

Rouge Rue | St Peter Port

Mamora Bay is presented to the market in excellent condition and is conveniently located within walking distance of the centre of town, Admiral Park and Beau Sejour. This semi-detached family home currently provides excellent living space with three bedrooms but also offers the potential to extend if required. Accommodation comprises open plan lounge/diner, kitchen/diner, two double bedrooms, single bedroom, bathroom, utility room and a WC. To the rear of the property is a low maintenance garden partially laid to artificial grass with a large patio ideal for al fresco dining. A driveway to the side of the property provides parking for a number of vehicles.

£495,000

ESTATE AGENTS & PROPERTY MANAGERS

3 BEDROOMS

1 BATHROOM

1 RECEPTION

Shields
& Rutland

OPENING DOORS SINCE 1993

PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

16' 4" x 6' 9" (4.97m x 2.07m)

Lounge/diner

23' 10" x 10' 7" (7.26m x 3.23m)

Kitchen/diner

17' 3" x 12' 2" (5.26m x 3.70m)

Utility Room

7' 7" x 6' 9" (2.32m x 2.07m)

WC

5' 3" x 2' 10" (1.59m x 0.86m)

First floor landing

7' 9" x 6' 9" (2.35m x 2.07m)

Bedroom 1

11' 8" x 10' 9" (3.55m x 3.27m)

Bedroom 2

11' 7" x 8' 7" (3.53m x 2.61m)

Bedroom 3

9' 2" x 6' 7" (2.80m x 2.00m)

Bathroom

8' 7" x 6' 9" (2.61m x 2.07m)

Garden

To the rear of the property is a low maintenance garden partially laid to artificial grass with a large patio ideal for al fresco dining. There is a mature border with access to the front of the property.

Parking

A driveway to the side of the property provides parking for a number of vehicles.

PRICE INCLUDES

- Curtains, carpets and light fittings

SPECIAL FEATURES

- Potential to extend
- Convenient location
- Large attic
- Excellent social space

SERVICES

Mains drainage, water and electricity. uPVC double glazing.

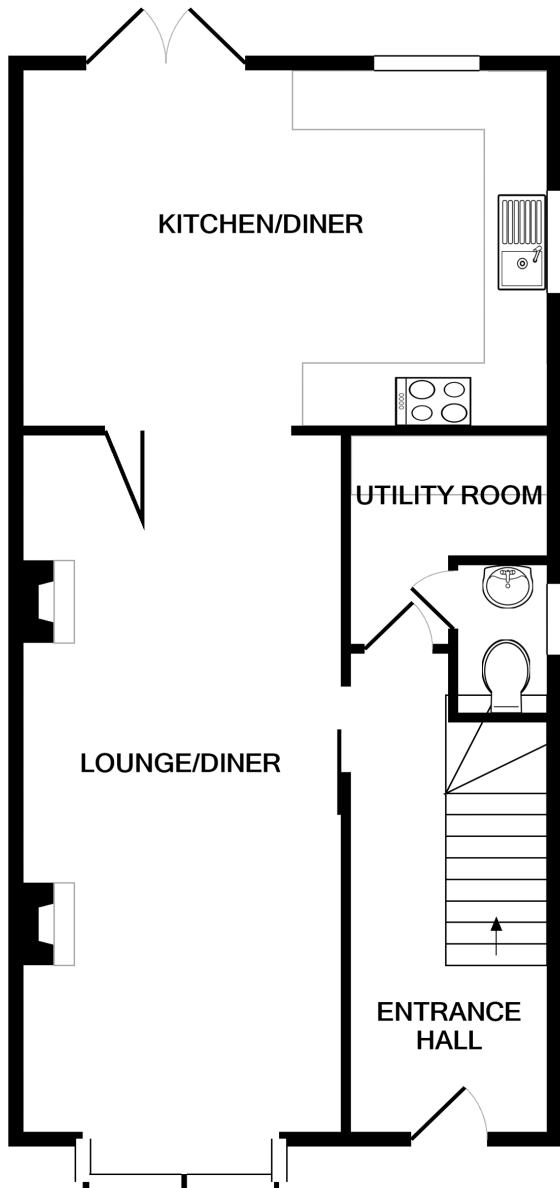
APPLIANCES INCLUDED

- Neff double oven
- Neff hob
- Extractor fan

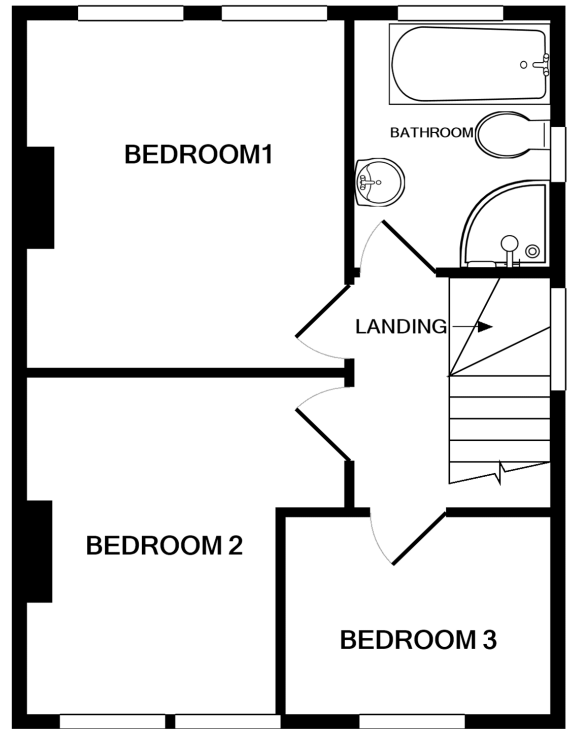
SCHOOL CATCHMENT

- Amherst Primary School
- St Sampson High School

FLOORPLAN



GROUND FLOOR



1ST FLOOR

MAMORA BAY

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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