

SOLE  
AGENT

## Coin Des Martins

Les Martins | St Martin

Coin Des Martin is located in a highly desirable area of St Martin with country walks, the cliff paths and the village centre nearby. This wonderful family home is presented in excellent condition throughout and sits on a large plot. Accommodation comprises kitchen/breakfast room, large lounge, dining room, sun room, five bedrooms, three bathrooms, a utility room and a WC. To the side and rear of the property is a mature but low maintenance private garden. In addition to a garage, parking is provided by a gravel drive that can facilitate a number of vehicles.

**£1,395,000**

5 BEDROOMS

3 BATHROOMS

3 RECEPTIONS

Shields  
& Rutland



# PHOTOS



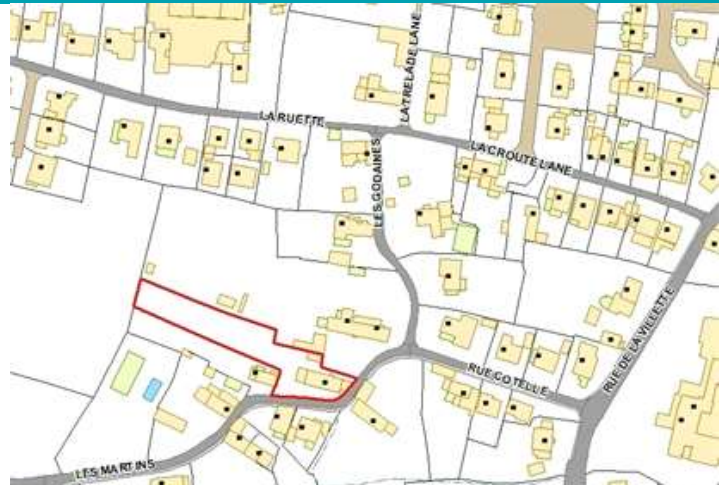


# PHOTOS





# SPECIFICATIONS



## Kitchen/breakfast room

16' 5" x 16' 5" (5.00m x 5.00m)

## Utility

10' 6" x 8' 8" (3.20m x 2.65m)

## WC

6' x 3' 1" (1.82m x 0.95m)

## Dining room

16' 11" x 15' 9" (5.15m x 4.80m)

## Lounge

17' 1" x 15' 11" (5.20m x 4.85m)

## Sun Room

20' 8" x 13' 9" (6.30m x 4.18m)

## First floor landing

23' 7" x 7' 7" (7.20m x 2.32m)

## Master Bedroom

16' 5" x 14' 1" (5.00m x 4.28m)

## En-suite

8' x 6' 7" (2.45m x 2.00m)

## Bedroom 2

10' 2" x 9' 2" (3.10m x 2.80m)

## Bedroom 3

13' 1" x 7' 3" (4.00m x 2.20m)

## Bedroom 4

11' 1" x 8' 5" (3.38m x 2.57m)

## Family Bathroom

7' 1" x 6' 10" (2.15m x 2.08m)

## Second floor

Stairs to bedroom 5

## Bedroom 5

16' 10" x 12' 7" (5.12m x 3.83m)

## Dressing area

9' 4" x 8' 7" (2.85m x 2.62m)

## Bathroom

10' 5" x 5' 3" (3.18m x 1.60m)

## Garden

To the side and rear of the property is a mature but low maintenance private garden with bordered with shrubs and trees. There is also a large patio area access from both the kitchen and the sun room.

## Garage and Parking

In addition to the single garage, a gravel drive provides parking for a number of vehicles.

## PRICE INCLUDES

- Curtains, carpets and light fittings

## SPECIAL FEATURES

- Private gardens
- Beautiful features
- Quiet location

## SERVICES

Mains water and electricity. Cesspool drainage. Oil fired central heating.

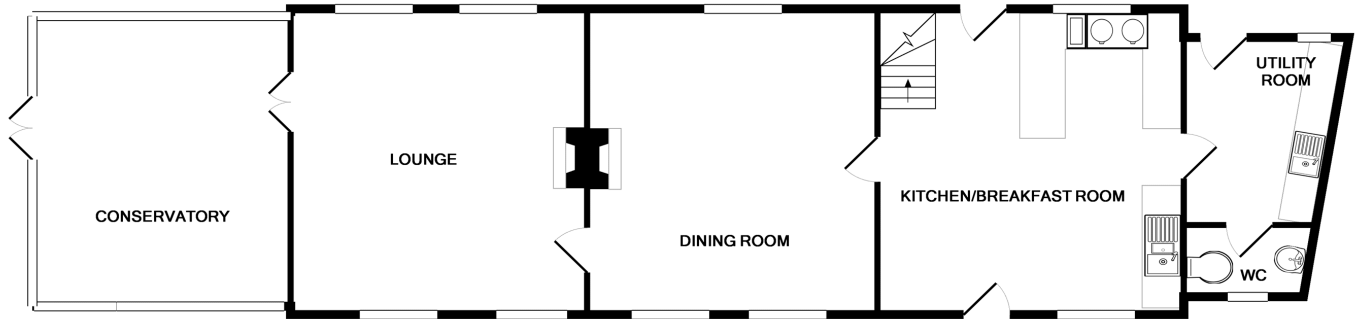
## APPLIANCES INCLUDED

- Aga Range with electric oven and hob
- Neff extractor fan
- Miele dishwasher
- LG American style fridge/freezer.

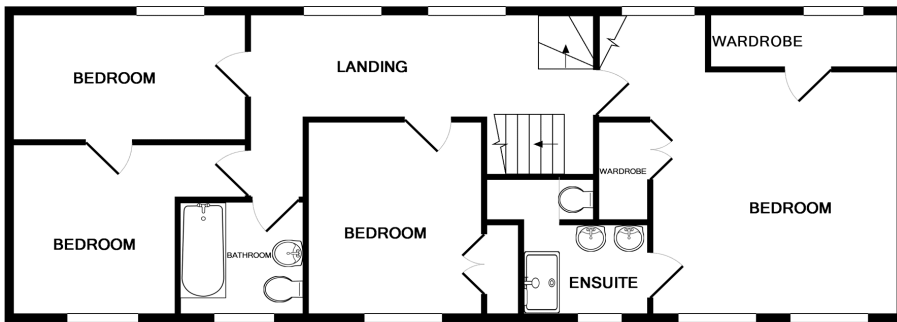
## SCHOOL CATCHMENT

- St Martin Primary School
- Les Beaucamps High School

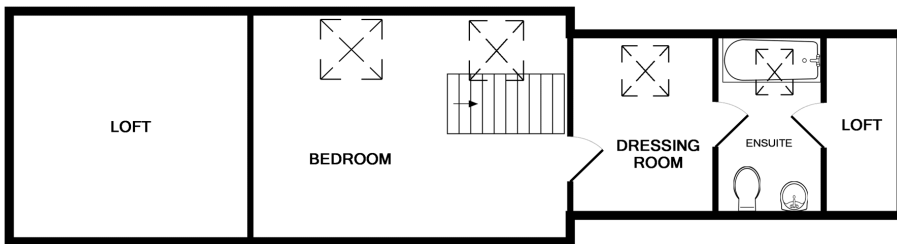
# FLOORPLAN



GROUND FLOOR



1ST FLOOR



2ND FLOOR

**COIN DES MARTIN**

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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OPENING DOORS SINCE 1993