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VIEWING STRICTLY BY APPOINTMENT THROUGH
MITCHELL & PARTNERS LIMITED

No. 3 ROJA COTTAGES LA TRIGALE



£360,000 Freehold

A light, welcoming three-bedroom house at the end of a terrace of three similar properties, set back from the road between the airport and St. Anne. The property has a large garden and an off-road parking area separated from the house by a hedge.

The accommodation comprises: Sitting Room/Dining Room, Kitchen, Bedroom and Shower Room on the Ground Floor and two further Bedrooms and Bathroom on the First Floor.

All external doors and windows are UPVC double glazing; there is central heating and fitted carpets throughout. All furniture and fittings are included as part of the sale.

Entered from the parking area down the path to:

COVERED PORCHWAY: 3.5 m x 2.89 m (11' 6" x 9' 6")



The porch has decorative stone pillars, a tiled floor and exterior lighting; also the electric distribution box.

In through front door to:

HALLWAY:

The hallway has a ceiling light, doors to the downstairs bedroom and the shower room and a wide archway through to:



SITTING ROOM : 5.02 m x 4.57 m (16' 6" x 15')



The window faces South over the garden and the patio doors lead into the porch and give access to the patio at the front of the house. There are three double wall lights and a radiator, also the thermostat for the central heating. Currently this room is also used as a Dining Room, although there is ample space in the Kitchen for a table and chairs.

Through archway from the Sitting Room to:

KITCHEN**: 3.81m x 4.57 m (12' 6" x 15')**

The fitted units have beige Shaker style doors and dark marble effect work top incorporating a breakfast bar; a stainless steel sink and a single row of beige stone effect tile and the flooring is vinyl. There is a Camray 2 boiler with controls; a Beko electric oven with grill and four ring hob; an Indisit washing machine; a striplight and two spotlights and a large storage cupboard under the stairs leading to the first floor. There is plenty of space to have a dining table in the kitchen. The half-glazed door leads to the rear garden which is laid to lawn.

Back to Hallway and into:

BEDROOM 1**: 3.91 m x 3.27 m (12' 6" x 10' 9")**

The window faces North over the rear garden.

Also from the Hallway:

SHOWER ROOM:**2.05 m x 1.42 m (6' 9" x 4' 6")**

The obscured window faces South; the white suite consists of W.C and wash hand basin; Mira shower in fully tiled corner unit with two decorative glazed panels; the floor is tiled. There is a light over the hand basin and a glass shelf set into the tiled splash back.

Upstairs from the Kitchen to:

LANDING :

There are two ceiling lights, a smoke alarm, a Velux window facing north and an airing cupboard with Heralc coil indirect hot water cylinder and shelved storage.

BEDROOM 2: 5.94 m x 4.57 m (19' 6" x 15') maximum



This is a large, light room with Velux window facing South and fitted wardrobe and chest of drawers. It is currently configured as a family room with twin beds, bunk beds and a cot and yet still has plenty of space. There is under eaves storage.

BEDROOM 3: 4.19 m x 3.27 m (13' 9" x 10' 9")



This room has a high, vaulted ceiling with decorative double ceiling light. The window faces South over the garden.

BATHROOM: 2.43 m x 2.43 m (8' x 8')



The white suite consists of W.C., wash hand basin and bath. There is splash back tiling to both the bath and the basin, which has a mirror and strip light over and a shaver socket. The Velux window has obscured glass. There is under eaves storage and the floor is tiled.

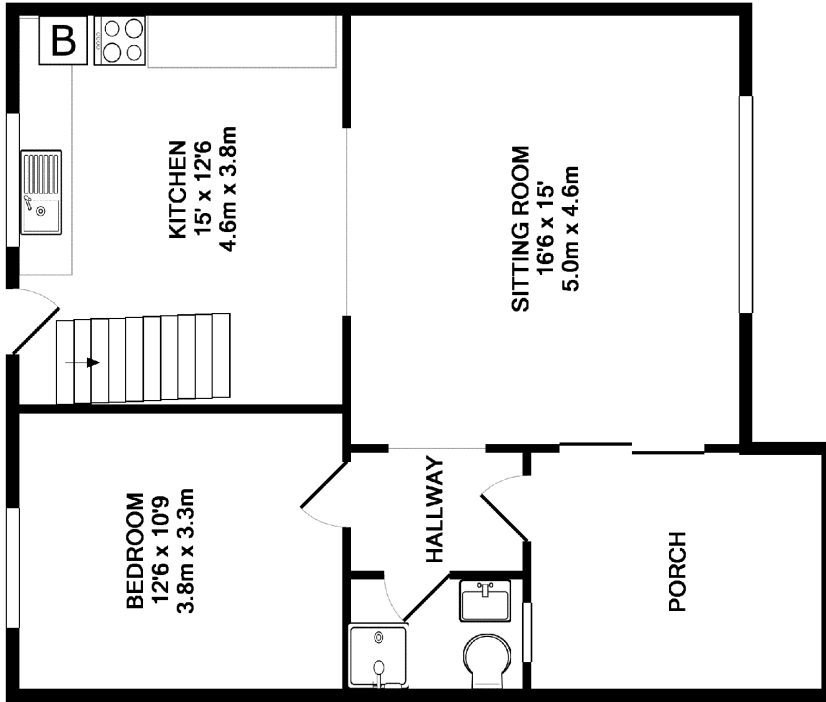
EXTERIOR

There is a front garden facing South and laid mainly to lawn, with a patio immediately in front of the house and a pathway leading to the parking area.

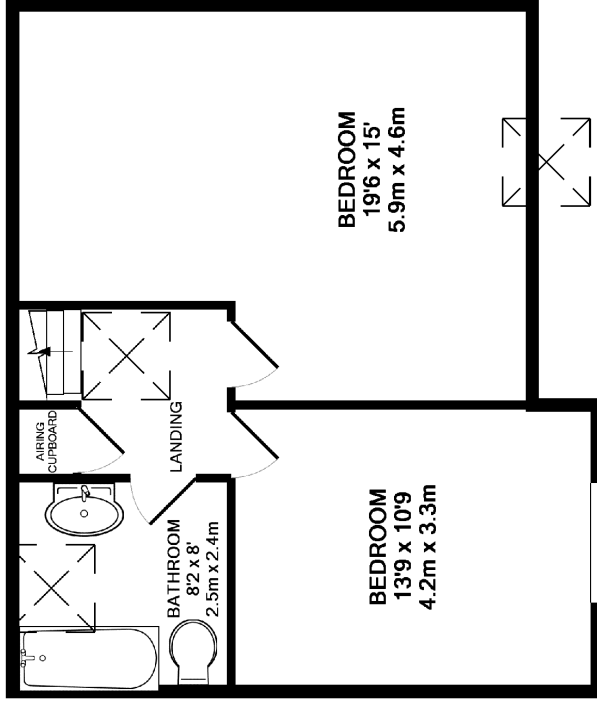
A walkway to the East of the house leads to the rear garden which has the oil tank with a low wall surround. There is external lighting on the corner of the house at the rear.



Whilst all reasonable efforts have been made to ensure the accuracy of these details, they are not exact and should not be relied upon as anything other than a guide.



GROUND FLOOR
APPROX. FLOOR
AREA 68.5 SQ.M.
(738 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 49.1 SQ.M.
(529 SQ.FT.)

TOTAL APPROX. FLOOR AREA 117.6 SQ.M. (1266 SQ.FT.)

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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