



THREE BEDROOM HOME WITH FAR REACHING COUNTRYSIDE VIEWS

A bright and spacious semi-detached home that has a lovely garden and some far reaching views across the Grouville countryside.

The property has been lovingly cared for by the current owners who have occupied this home for over twenty years.

Comprising; entrance hall with door to the integral garage, sitting room with a working fireplace and views over fields. There is also a small balcony. Kitchen, which is 21.7 ft in length with space for a breakfast table. There are windows allowing the light to flood in and views across fields.

From the hallway there is stairs that descend to the lower floor, which comprises; three double bedrooms, one of which has an en-suite shower room and fitted cupboards. There is a family bathroom with a bath with shower over. There is a very convenient and good-sized utility room at this level with a sink and drainer and pantry. There is also access to the outside patio.

The property has a lovely garden, which is lawned and flat. There are some mature trees and shrubs. The property has space on three sides so one can enjoy the sun or shade for most of the day.

There is a single garage with an electric up and over door and parking for 1 car.

Within a short driving distance is Holme Grown grocery and café, coop store and further to Gorey and the beautiful harbour and Village.

























FEATURES

- Three-bedroom semi-detached home
- Far reaching views across Grouville countryside
- Flat lawned garden
- Short drive to local amenities and Gorey village and harbour
- Sitting room with working fireplace
- Utility room with pantry

INFORMATION

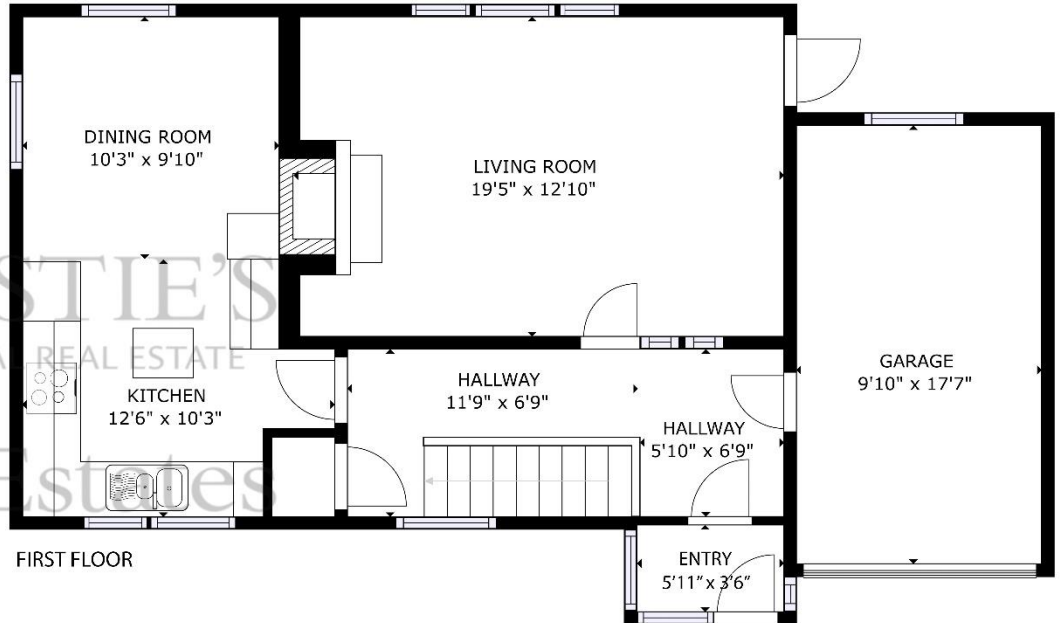
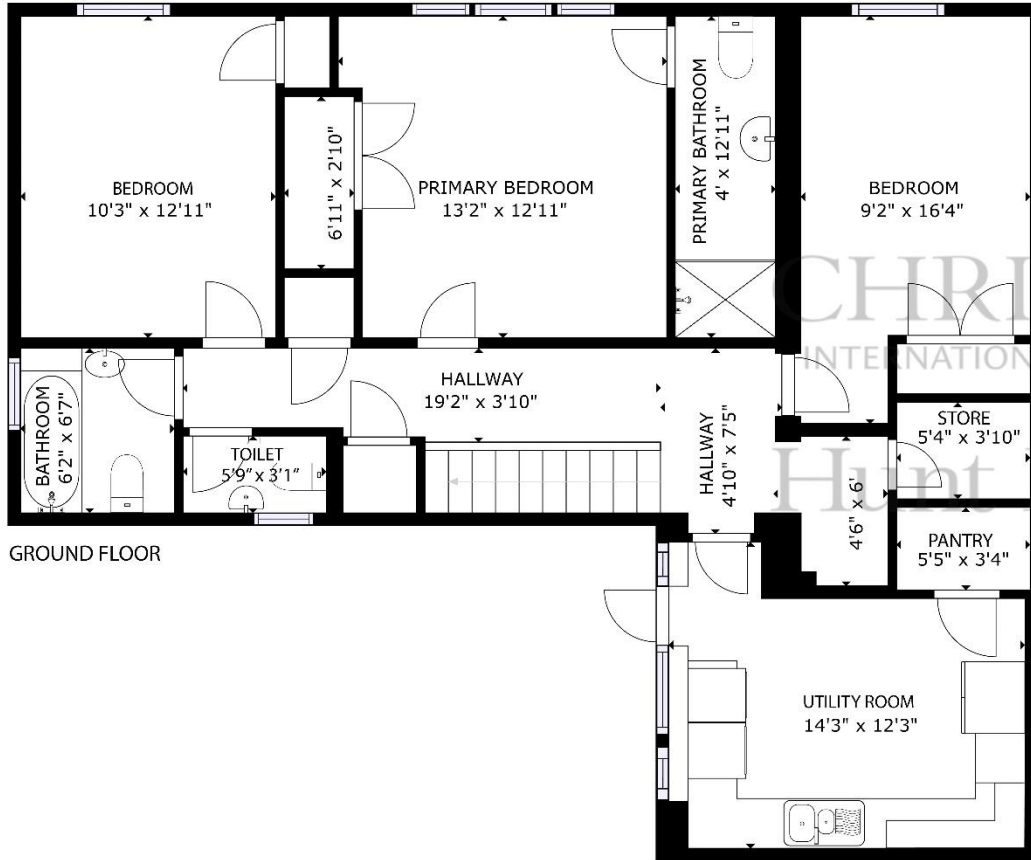
- Mains water and drains
- Oil fired central heating
- Owners informed us that the house was built in 1960s
- Fully double glazed
- Previous plans passed for conservatory and kitchen extension
- Single garage and parking for 1 car
- Parish rates for 2023 were £458.40
- Share transfer
- This property may be purchased by both qualified and non-qualified persons.
- Occupation of the property has to be to a qualified/licensed person.



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GROSS INTERNAL AREA
 GROUND FLOOR: 999 sq. ft, FIRST FLOOR: 633 sq. ft
 TOTAL: 1632 sq. ft

EXCLUDED AREAS: GARAGE: 173 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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