



Hunt Estates

Great Family Home in Bel Royal location
St. Lawrence, Jersey

THREE BEDROOM HOME NEAR THE BEACH

Located in the popular Bel Royal area, this 1,450 sq ft 3 bedroom, 2 bathroom family home offers fantastic living accommodation.

There is a welcoming large sitting room with multi-fuel burner with opening through to the dining area which leads on to south facing enclosed patio and garden. The kitchen/breakfast room links to the utility room and internal access to the garage. There is scope to open the kitchen and dining area to make a large new kitchen / family room.

The first floor has the main large bedroom with ensuite shower room, a second large double bedroom, a third standard size double bedroom and house bathroom.

Externally there is a secure enclosed South facing garden, mainly laid to lawn with a raised patio area, and side access to the front which has a further patio area, driveway, large garage and on street parking. Living in this location is very convenient to access town and head out West with ease.

From Bel Royal roundabout turn on to La Vallee de St Pierre. Before you reach the turning to Bel

Royal School, take the left hand turning into Le Clos de la Vallee and the property is a little way up on your left hand side.

















FEATURES

- 3 bedrooms, 2 bathrooms
- Spacious sitting room
- Kitchen & utility room
- Dining area
- Approximately 1,450 sq ft
- South facing garden

INFORMATION

- Mains water and drains
- Oil fired central heating
- Double glazed windows
- Integral large garage
- Parking for 2 cars plus scope for more
- Parish Rates for 2024 were £469
- Freehold and Entitled/Licensed



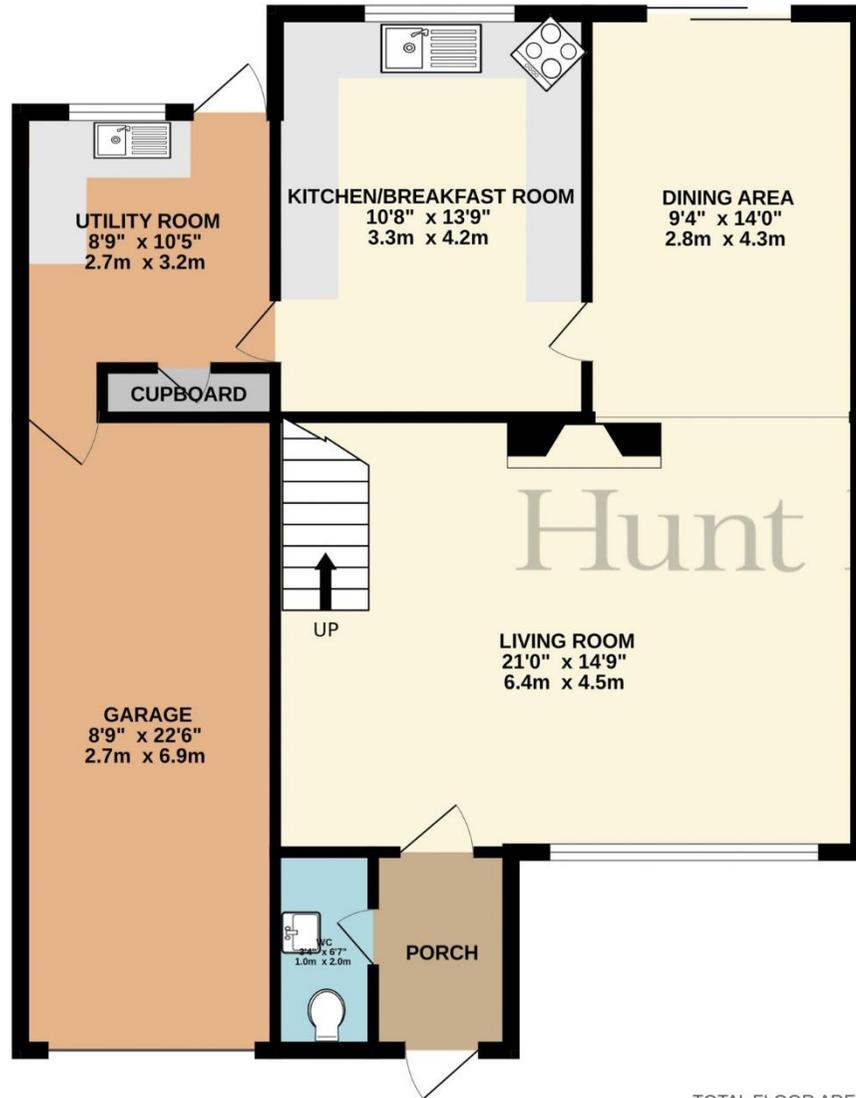
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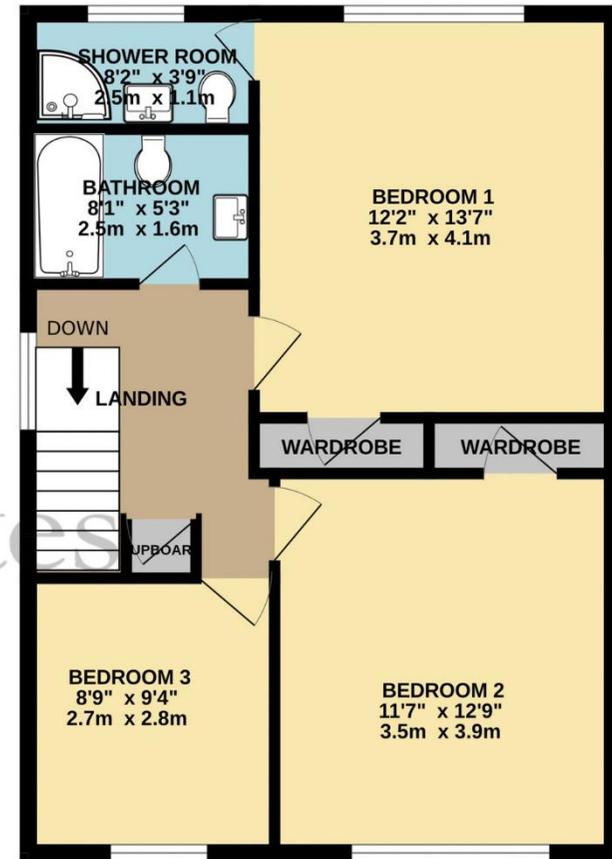
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GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1462 sq.ft. (135.8 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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