



Rue Genet, Alderney  
€435,000











## REDUCED

A beautiful detached 3 bedroom house with an amazing secluded garden

The house has been recently refurbished to a very high standard throughout and is in immaculate condition, most of the accommodation is on the ground floor.

The property comprises of a large fully fitted kitchen with black granite work tops a new built in oven and hob, new double Belfast sinks, and dishwasher

A central hall leads to large a lounge with French doors out to the magnificent garden.

A master bedroom with an en suite bathroom with views out to the garden, off from the main hall is a large shower wet/room. the house has an oil fired central heating system, and new boiler.



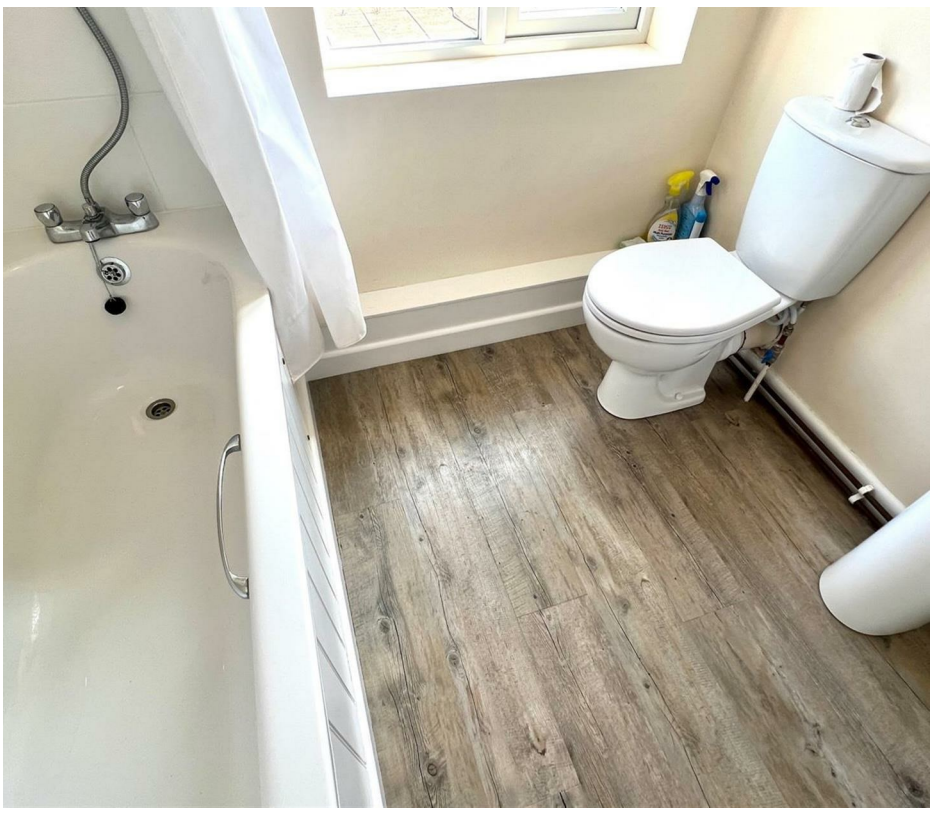


Stairs up to the first which has been left as one large room, fully carpeted, this room could easily be divided to create two large double bedrooms with en suite bathrooms. Fully double glazed.

There is parking for 3 cars at the front of the house and a further 2 cars to the side of the house.

The property benefits from an amazing large secluded garden to the rear of the house, perfect for el fresco dining and letting the dog out for a good run! The house must be seen to be fully appreciated.









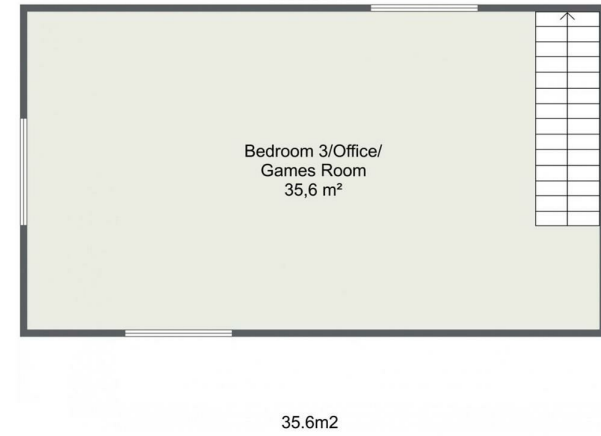




## Mistrel Ground Floor



## Mistrel First Floor



# General Information

**Tenure:** We believe the property to be . The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water, gas and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property.

The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

All photographs are taken with a wide angled lens Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

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Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.