



1 Le Val

£160,000 Freehold

- Town centre location
- One bedroom cottage
- Small rear yard
- Ideal first home or investment



Bell & Co Ltd

THE ESTATE AGENT

Tel: + 44 (0) 1481 822562 / 823117

info@bellandco.me

www.bellandcoalderney.com





*Approximate
boundary outline*



Situated in the heart of town on this one bedroom cottage is within easy reach of local amenities.

The ground floor is entered via a porch leading into a living room, which flows through to the kitchen. On the first floor, there is a double bedroom with fitted wardrobes, complemented by an ensuite shower room.

To the rear, a small yard provides a low-maintenance outdoor space.

An ideal opportunity for first-time buyers, those seeking a rental investment, or a conveniently located pied-à-terre.

Entrance Porch 5'6" x 3'10", north facing UPVC double part glazed entrance door, east facing UPVC double glazed window, coconut matting, wall light point, electric card meter and circuit breakers.

Living Room 12'3" x 11'10", east facing UPVC double glazed sash window, wooden flooring, curtains, ceiling light point, wall light point, power points, radiator, multi fuel stove set on tiled hearth.



Step down to Kitchen 11' x 5'7", west facing UPVC double glazed door and window to communal yard, laminate flooring, ceiling light points, power points, heated towel rail, fitted base units, work tops and wall cabinets, stainless steel sink unit with drainer to side, CDA electric oven, Indesit fridge, Russell Hobbs freezer, Indesit washing machine, Boulter boiler.

Carpeted stairs to

Bedroom 12'1" x 11'10", east facing UPVC double glazed sash windows, fitted carpet, curtains, ceiling light point, power points, radiator, loft access, television point, fitted wardrobes.

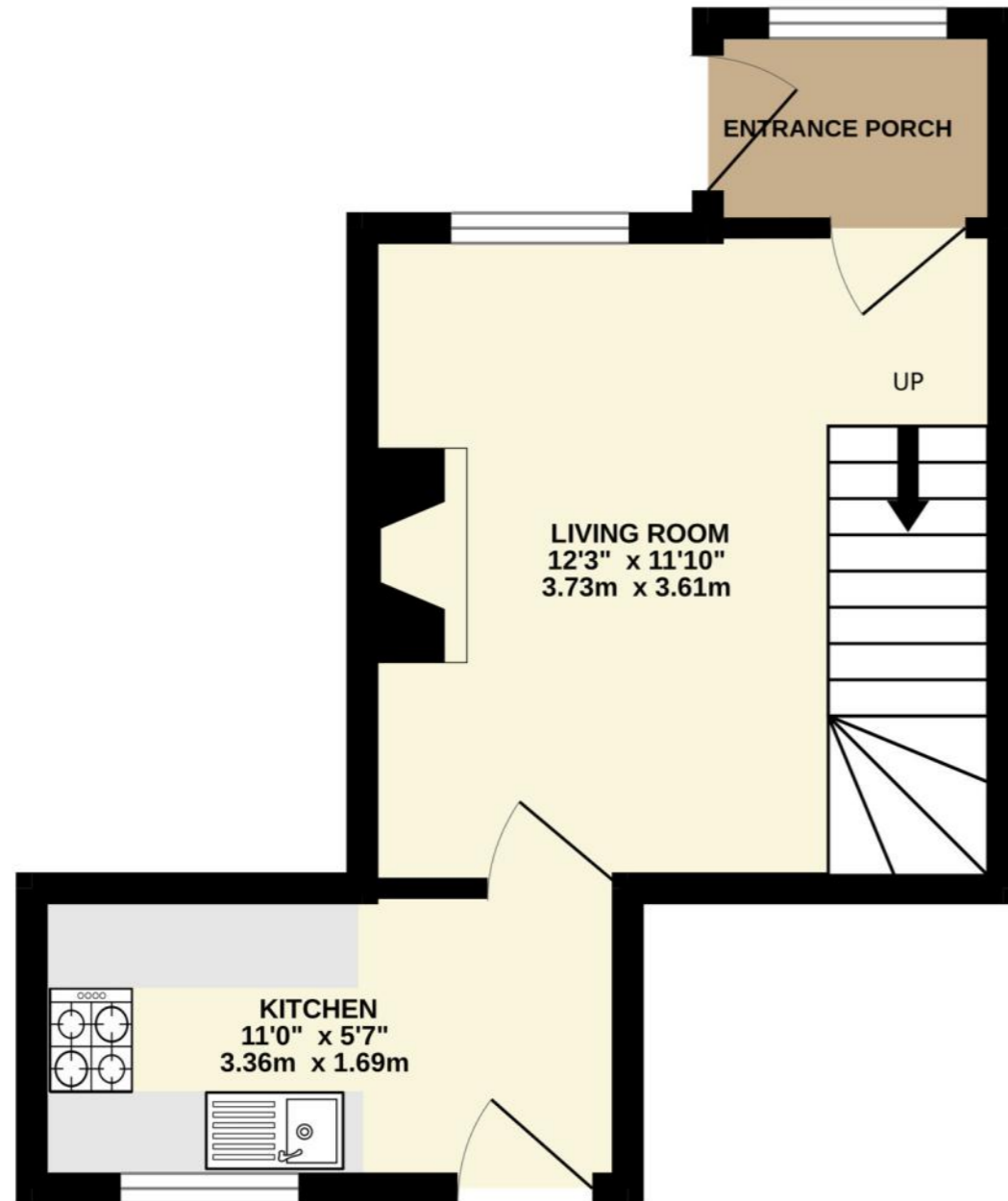


Step down to

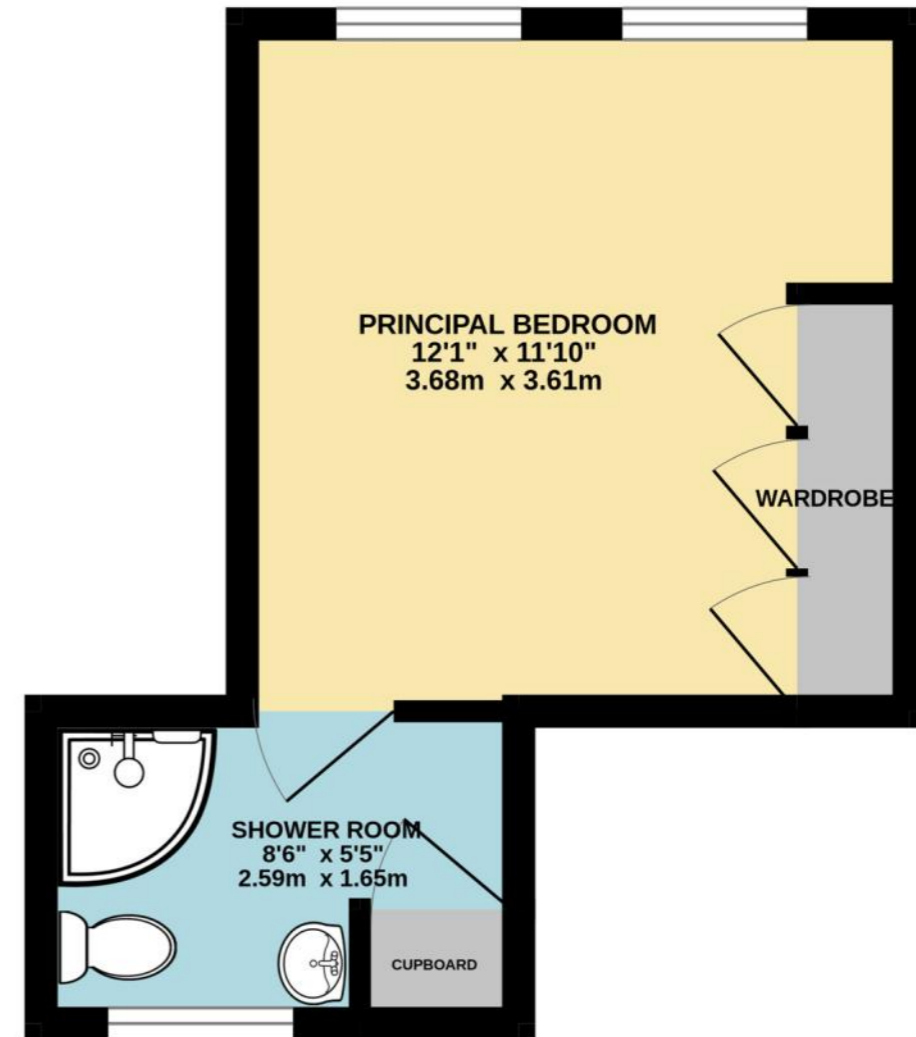
Shower Room 8'6" x 5'5", west facing UPVC double glazed window, laminate flooring, blind, ceiling spot light, heated towel rail, WC, hand basin with mirror, shelve, light and shaving point above, extractor fan. Corner tiled shower unit, fitted cupboard housing hot water cylinder.

Small yard to rear of the property.

GROUND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



1ST FLOOR
192 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 413 sq.ft. (38.4 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.
Made with Metropix ©2026

DETAILS AND MEASUREMENTS

ACCOMMODATION

GROUND FLOOR

Entrance Porch	5'6" x 3'10"
Living Room	12'3" x 11'10"
Kitchen	11' x 5'7"

FIRST FLOOR

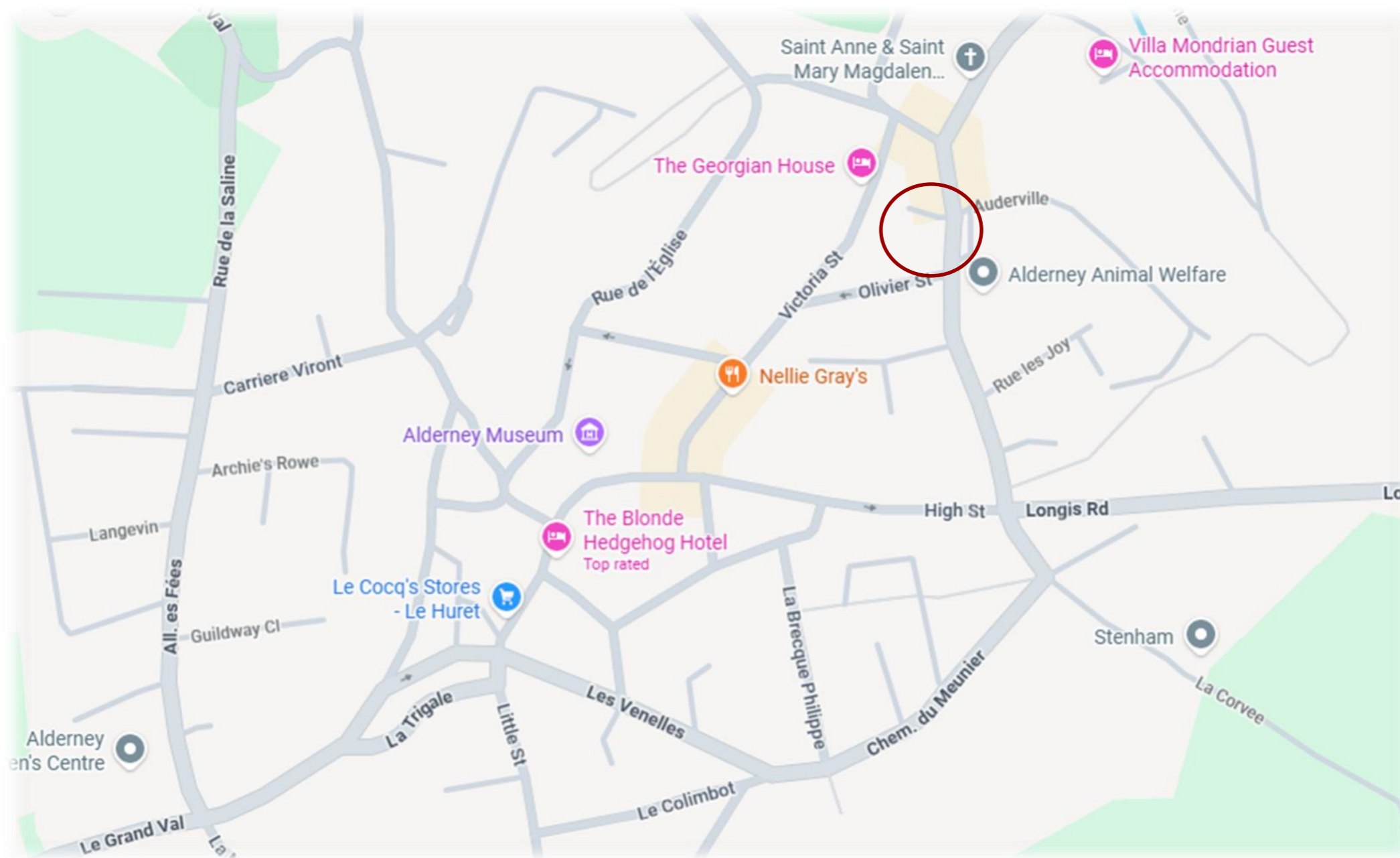
Bedroom	12'1" x 11'10"
Shower room	8'6" x 5'5"

SERVICES

Mains water, electricity, gas, oil

APPLIANCES

- CDA electric oven
- Indesit washing machine
- Indesit fridge
- Russell Hobbs freezer



These particulars are prepared on the understanding all negotiations by Bell & Co Ltd are conducted through this office. Viewings strictly by appointment with our office. We understand these particulars to be correct but we do not guarantee their accuracy. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Our office has not undertaken a survey, not tested the services, appliances and specific fittings.



Bell & Co Ltd
THE ESTATE AGENT

Why Choose Bell & Co?

- . *Members of the*
National Association of Estate Agents
- . *Registered with the*
Guernsey Financial Services Commission
- . *Members of the*
Property Ombudsman Scheme
- . **Client Money Protection**
- . Professional Indemnity Insurance



Bell & Co Ltd
THE ESTATE AGENT

3 Victoria Street, Alderney, GY9 3UF Tel: + 44 (0) 1481 822562 / 823117

info@bellandco.me

www.bellandcoalderney.com

