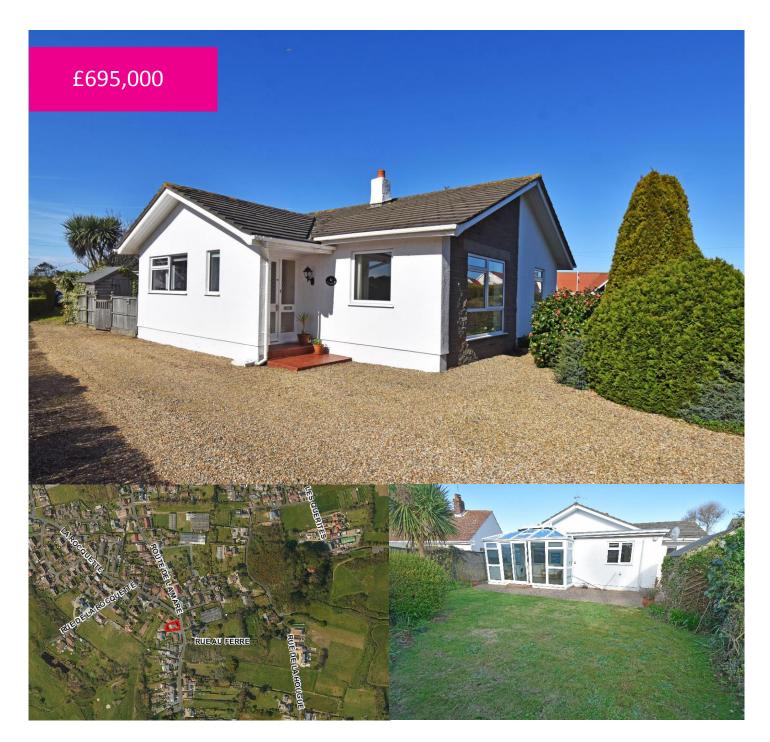
# MAWSON COLLINS PROPERTY SPECIALISTS



Kum Ba Ya, Rue De La Mare, Castel

Perry's guide reference: 14 C3



- Detached 3 Bed Bungalow Near Vazon
- Spacious Reception Rooms
- Sunny Enclosed Rear Garden
- 3 Parking Spaces & Scope For More
- Close To West Coast & Beaches
- TRP 138

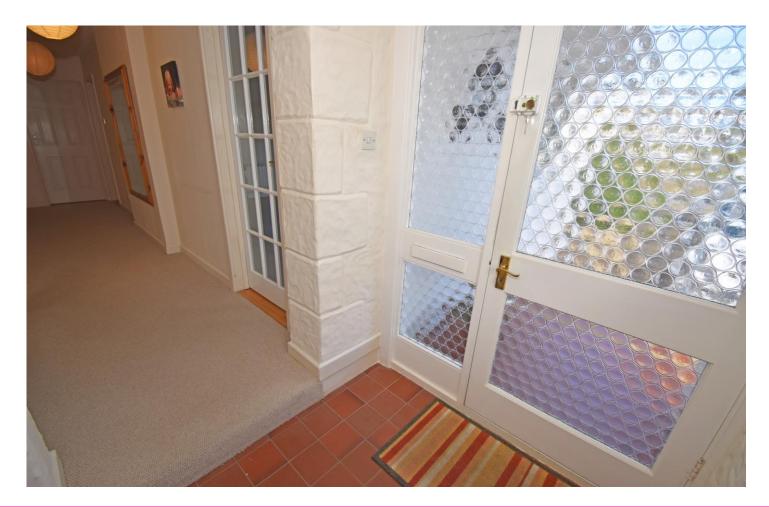
#### **Description**

An attractive detached bungalow located in the sought after parish of Castel and within walking distance to the west coast.

Well-presented throughout, the accommodation offers a lounge, spacious kitchen/diner, conservatory, three bedrooms (all with fitted storage) and a bathroom.

Externally, the property further benefits from an enclosed rear garden with parking to the front for three vehicles (and scope for the creation of additional spaces).

Well located for school catchments and with close amenities nearby, quick viewing is highly recommended by Mawson Collins Limited.

































## **Appliances**

Hotpoint washing machine

To include the fitted flooring and carpets, the curtains and blinds as hung and the light fittings. Appliances include:
Neff electric oven & grill
Neff electric hob
Neff integrated dishwasher
Neff integrated fridge
Neff integrated freezer

## **Room Measurements**

**GROUND FLOOR** 

Porch
Entrance Hall
Lounge
Kitchen/Diner
Conservatory
Bedroom 1
Wardrobe
Bathroom
Bedroom 2
Airing Cupboard
Bedroom 3
Wardrobe
EXTERIOR
Shed

5' 3" x 4' 10" (1.61m x 1.47m) 21' 5" x 4' 3" (6.53m x 1.30m) 16' 11" x 13' 3" (5.16m x 4.05m) 10' 11" x 15' 2" (3.34m x 4.62m) 15' 1" x 10' 0" (4.61m x 3.04m) 13' 2" x 9' 9" (4.02m x 2.98m) 6' 9" x 1' 9" (2.05m x 0.53m) 7' 0" x 5' 6" (2.14m x 1.68m) 10' 0" x 9' 5" (3.04m x 2.86m) 3' 5" x 1' 7" (1.03m x 0.47m) 11' 0" x 6' 11" (3.35m x 2.12m) 2' 8" x 1' 7" (0.82m x 0.47m)

7' 7" x 5' 7" (2.31m x 1.71m)



# **Possession**

By Arrangement

#### Services

Mains water, electricity and drainage. Oil central heating. Combination of uPVC double glazing and wooden glazed windows.

We are advised that the property is of cavity construction.



Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.



