



# No 31 Ville Vautier

Rue des Cosnets

St. Ouen

Jersey

JE3 2WF

£699,000

FC142

**FREEHOLD - FIRST TIME BUYERS ONLY** - Discover this delightful three-bedroom home, ideally suited to those beginning their homeownership journey, located within the charming Parish of St Ouen. Situated just a stone's throw from the highly regarded Les Landes School, the property also benefits from close proximity to local shops, pubs, and the Parish Hall, all of which contribute to the strong sense of community. St Ouen's Bay is just a five-minute drive away, offering stunning coastal scenery, excellent amenities, and access to beautiful coastal walking routes.

The house offers generous and contemporary living accommodation, maintained to a high standard by the current owners. The ground floor comprises a well-appointed open-plan kitchen/diner, a comfortable living room area and a convenient cloakroom. On the first floor, there are three well-proportioned double bedrooms, along with a family bathroom.

The attic provides a bright, fully boarded space currently used for storage and offers excellent potential for conversion into a fourth en-suite bedroom, subject to the necessary planning approvals.

Externally, the property boasts a sizeable private rear garden, a good-sized garage currently utilised as a gym, and parking for one vehicle in front, with additional visitor parking available. A communal playground further enhances the appeal of the outdoor space.

As sole agents, we strongly recommend arranging a viewing to fully appreciate all that this attractive home has to offer.























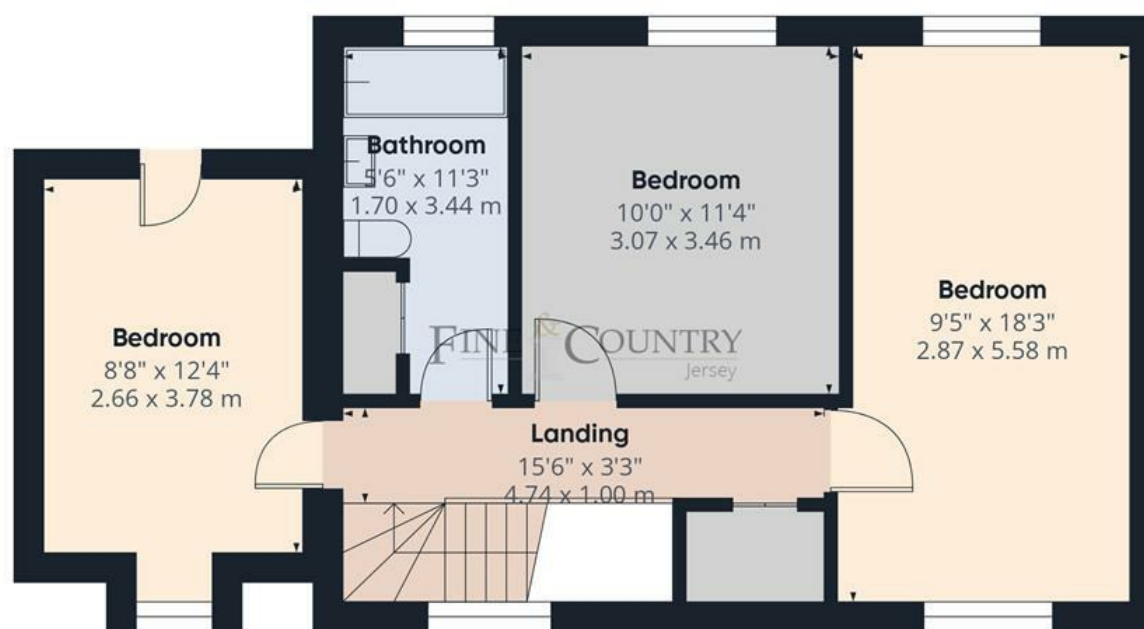


Ground Floor

Approximate total area<sup>(1)</sup>

980 ft<sup>2</sup>

91 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### **Outside**

Low maintenance good sized garden to the rear with patio area

Garage parking - currently being used as a gym

1 parking space in front of the garage and visitor parking available.

Communal playground

### **Services**

All mains except gas

Electric heating throughout

Double glazed

Fibre, sky and broadband.

### **Directions**

Heading west through St Ouen's Village, turn left into Route de Trodez follow the road down and turn right into Rue des Cosnets. Ville Vautier is on the right. (Look out for Les Landes School sign)

### **Call us on**

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