



**La Petite Pezerie La Rue Des Platons, Trinity, Jersey, JE3 5AA**  
**£995,000**



## La Rue Des Platons, Trinity, JE3 5AA

Occupying a private and secluded plot in a charming North Coast parish, set well back from the main road, this detached bungalow enjoys a tranquil setting with open views across the surrounding land. The property has been in the same ownership for many years and offers versatile accommodation, the main house comprises 3/4 bedrooms, (one of which is a flexible room that could serve as a dressing room, study, or playroom) there is also a kitchen, utility room and a living room opening into the conservatory which takes full advantage of the outlook. The property would now benefit from modernisation, offering an excellent opportunity for a purchaser to update and create a contemporary home tailored to their own style. The adjoining self-contained one-bedroom annex also requires updating but provides outstanding potential for multi-generational living, guest accommodation, or income generation once improved. Externally, the home is set within mature, well-tended gardens with glasshouses, ample parking to the front, and an integral double garage.

### SERVICES

Mains water. Septic tank/Soakaway.

### VIEWING

Please call Slomans, Sole Agents on 87 97 87. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

### ANTI MONEY LAUNDERING REGULATION

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation

### What3Words

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FLOOR PLAN

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GROSS INTERNAL AREA  
 FLOOR PLAN 47.0 m<sup>2</sup>  
 TOTAL : 47.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GROSS INTERNAL AREA  
 EXCLUDED AREAS : GARAGE 37.2 m<sup>2</sup>  
 TOTAL : 9.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GROSS INTERNAL AREA  
 FLOOR 1: 112.43 m<sup>2</sup>  
 EXCLUDED AREA: SCREENED PORCH: 17.32 m<sup>2</sup>  
 TOTAL: 112.43 m<sup>2</sup>

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