



Maillard  
& Co.

£ 515,000

3 The Yews, La Rue Des Sapins

For Sale



“A bright and spacious two-bedroom ground floor apartment set in a highly desirable location in Jersey. Featuring an open-plan lounge and kitchen filled with natural light from large listed windows, this well-maintained home offers easy level access throughout. With two allocated parking spaces, attractive communal gardens, and close proximity to St Brelade’s Bay, local amenities, and excellent transport links, this property is ideal for a range of buyers. There is also a unique opportunity to purchase the identical apartment above, allowing potential conversion into a substantial four-bedroom family home.”

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Bedrooms

Receptions

Bathrooms **For Sale**

For Sale

## Property features

Ground floor living with level access throughout

Two double bedrooms with fitted wardrobes

Bright open-plan lounge/kitchen with large listed windows

Two allocated parking spaces plus visitor parking



## Property details

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This bright and well-presented two-bedroom ground floor apartment is ideally situated in one of Jersey's most sought-after locations, offering both convenience and a peaceful setting. The property features a spacious open-plan lounge and kitchen, enhanced by large listed windows that flood the space with natural light, creating a warm and airy atmosphere. The modern kitchen is fully equipped with integrated appliances, including an oven, dishwasher, and washing machine, making it perfectly suited to modern living. Both bedrooms are generous doubles, each benefiting from fitted wardrobes and deep listed windows that add character and further natural light. A central hallway provides access to all rooms, enhancing the practical layout. Set within mature and well-maintained communal gardens, the apartment enjoys a tranquil position set back from the main road. Externally, there are two allocated parking spaces along with additional visitor parking. Ideally located, the property is just a short distance from St Brelade's Bay and within walking distance of local shops, a garden centre, sports centre, and bowling facilities. It also falls within the Le Quennevais School catchment area and benefits from excellent bus links. For those seeking future potential, the identical apartment above is also available, offering a rare opportunity to combine both properties into a spacious four-bedroom home.

## Disclaimer

Please call Maillard & Co on 880 880. 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.

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.









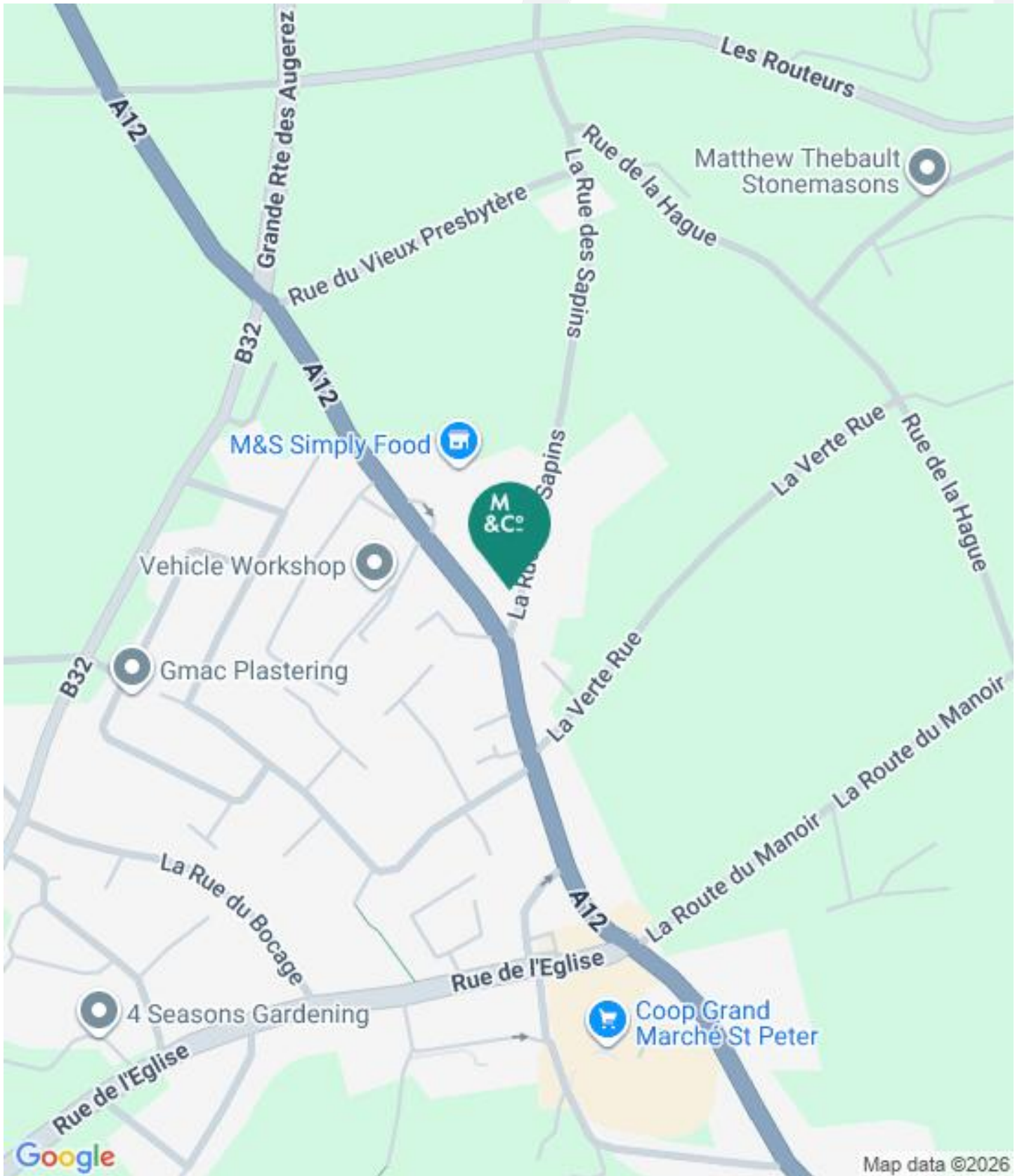
**Lounge & Kitchen 5.75m x 4.55m**

**Bedroom 1 3.06m x 4.37m**

**Bedroom 2 2.63m x 4.38m**

**Bathroom 2.02m x 1.99m**

**Entrance 2.32m x 1.92m**



For Sale

