



Ty-Kreiz, La Rue De La Mare Ballam, St. John  
£2,750 pcm

**BROADLANDS**  
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# Ty-Kreiz, La Rue De La Mare Ballam

St. John, Jersey

- 3 Bedroom country cottage
- South facing enclosed garden
- Situated close to St Johns village and local amenities
- Single garage, 2 parking spaces and a separate store room
- Please contact Tony on 07797726677 or [tony@broadlandsjersey.com](mailto:tony@broadlandsjersey.com)



# Ty-Kreiz, La Rue De La Mare Ballam

St. John, Jersey

QUALIFIED/ENTITLED,3 double bedroom mid-terraced country cottage with a south facing enclosed garden close to St Johns village yet quietly situated.Briefly comprising of an eat-in kitchen,large lounge diner with double doors to the south facing garden,downstairs utility room with shower enclosure and separate WC.3 double bedrooms on the the 1st floor with a family bathroom.

Single garage with storage above and a separate storeroom,additional parking outside of the cottage.

Available from 22nd May 2023,references essential,deposit required and long lease preffered.





### **Living**

Large eat-in kitchen. Lounge diner with double doors to the garden and a working fireplace. Separate utility with walk-in shower cubicle.

### **Sleeping**

3 Double bedrooms.

### **Outside**

Large single garage with small loft above for storage. Separate store with electrics and water supply. Allocated parking for 2 cars outside of front door. South facing lawned garden that could be enclosed for pets.

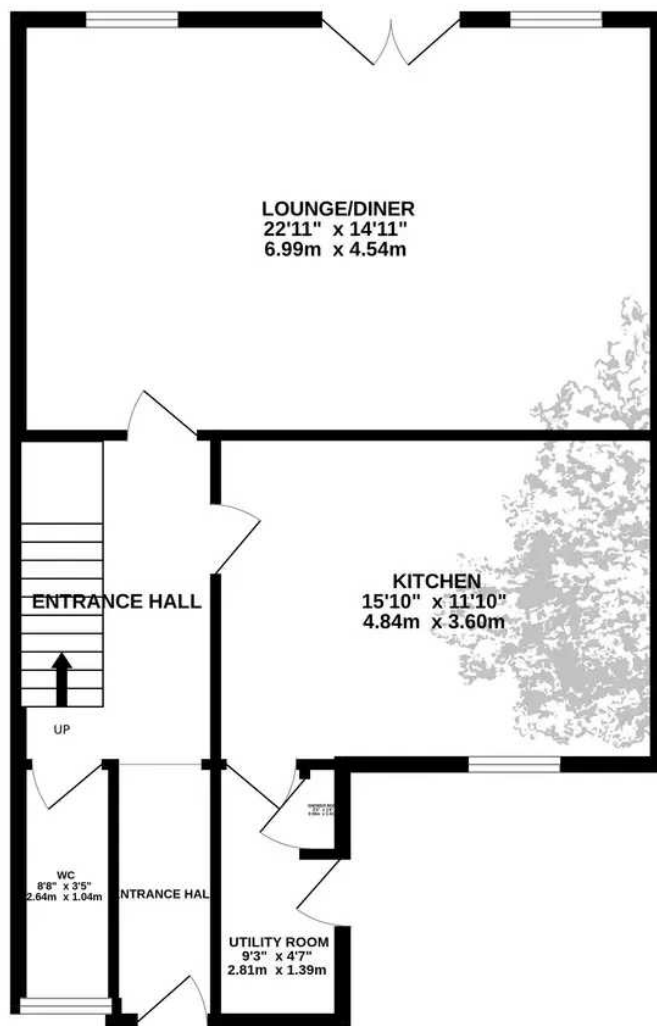
### **Services**

All mains (no gas). Oil fired central heating. Fully double glazed. Fibre broadband. Pets by arrangement.

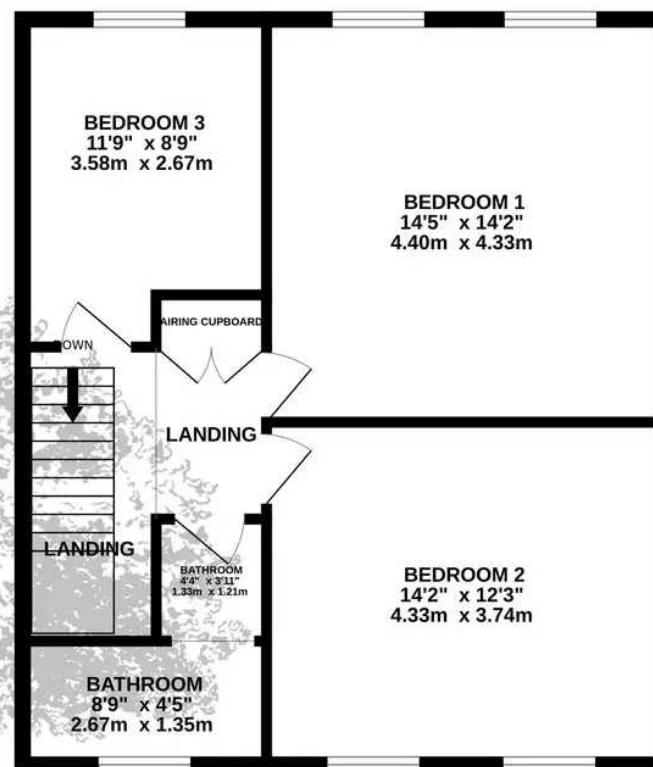




GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.6 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.  
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