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CAYMAN

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## **SOUTH SOUND FAMILY HOME PHELAN CLOSE**

George Town South, George Town, Cayman Islands

MLS# 417883

**CI\$1,350,000**





**Sandra Simmons-Francis**  
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A Warm and Friendly South Sound Family Home Welcome to 51 Phelan Close, a delightful secluded close just off South Church Street. This charming South Sound home with three spacious bedrooms was built with strength and smart design. The Kitchen acts as your family hub, with built in breakfast bar for quick turnaround meals and a more formal Dining area, perfect for entertaining and those special dining occasions. Family Playtime Right next to the Kitchen hub is the perfect space for the family to relax, play and enjoy the natural light, here is your entrance to your private garden area with patio and lawn. The Garden is large enough to add your very own pool or keep it simple as is. A large outdoor storage area is already in situ, perfect for all those garden tools, dive gear, this unit can even be used as a small works shop for those budding woodworkers and mechanics! Four Spacious Bedrooms With four bedrooms there is heaps of room for a growing family. The master bedroom has a beautifully appointed bathroom, walk-in closet and tons of space for a huge bed without cramping your movement. The two bedrooms located in main residence, one with ensuite and the second with a delightful bathroom with an incredibly charming bathtub, perfect for the kids bathtime but more so for Moms quiet moments to wind down. The fourth Bedroom is located aside the main residence perfect for live in helper or that growing teenager! Relax and Settle in Where else would you all be in the family home but the media room? This room has an abundance of space for the whole family to snuggle in for a late movie night, thinking of having guests over for the Sunday game? The media room has you covered, invite friends and family over to enjoy your favourite sporting events in comfort. 51 Phelan close really has it all. Two more rooms truly make this a perfect family home. The office is self-contained with a separate entrance keeping family life and work life a little bit apart, this room is also primed to become that fourth bedroom should you need an extra room in a hurry, who doesn't need an extra room in a hurry! Also adjoined is a convenient nook, easily convertible to another bedroom or even a rentable living space bringing in that added income. The surrounding area 51 Phelan Close is a dream location for a forever South Sound Family home. The house is just off South Church minutes from the centre of Geore Town with a short walk away to Grand Caymans biggest community events such as Pirates Week. Water sports are moments away with your choice of Dive centre's such as Don Fosters or Sunset house, and of course Smiths Barcade, one of Grand Caymans famous beaches is on your doorstep. And the best for last say goodbye to long School drop offs, a school run to Grand Caymans best and brightest schools is mere minutes away, in fact ditch the car you can walk! Viewing this property is a top priority, so reach out now for your private tour. How do you want to live your life?

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>417883</b>	<b>Single Family Home</b>

## Key Details

Bed	Bath	Block & Parcel	Year Built	Old Price
<b>4</b>	<b>4</b>	<b>14E,123</b>	<b>1994</b>	<b>0.00</b>
Sqft				
<b>3203</b>				
Acreage				
<b>0.2500</b>				

## Additional Fields

Block	Lot Size	Parcel	Views
<b>14E</b>	<b>0.25</b>	<b>123</b>	<b>Garden View</b>
Foundation	Furnished		
<b>Slab</b>	<b>Partially</b>		

## Property Features

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**Yes**