



This attractive modern end of terrace house is situated in a quiet cul-de-sac and superbly presented throughout. The spacious accommodation comprises lounge, dining kitchen, 3 bedrooms, bathroom and en-suite shower room. Outside is a lovely private enclosed rear garden. Viewing highly recommended.



LOCATION

Travelling from Port Erin towards Castletown, turn right off the bypass into Arbory Road. Proceed ahead and take first left into Ballalough. Continue along Bayr Grianagh onto Maynrys Road and take the right turn into Y Vaarney Yiarg. Turn left, and then bear right. Number 18 is on the left hand side towards end of the cul-de-sac.

ENTRANCE PORCH

Tiled floor. Half glazed door to:

HALLWAY

Light and airy hallway with staircase leading to first floor.

LOUNGE

14' 6" x 10' 5" (4.43m x 3.18m)

Good sized room with large understairs store cupboard, wood laminate flooring. Double doors to:

DINING KITCHEN

12' 11" x 13' 8" (3.94m x 4.16m)

Well fitted kitchen with excellent range of contemporary gloss grey and white wall and base units with contrasting worktops and tiled splashbacks incorporating sink unit, integrated AEG double oven, ceramic hob, cooker hood, fridge/freezer, integral dishwasher, AEG washer/dryer. Vaillant gas central heating boiler (approx 2 years old). French doors to rear garden.

FIRST FLOOR

LANDING

Door to enclosed staircase up to second floor.

BATHROOM

Modern white suite comprising 'L' shaped bath with shower over, hand wash basin, w.c., Xpelair. Tiled walls and floor.

BEDROOM 3

11' 9" x 7' 3" (3.59m x 2.20m)

Rear aspect.

BEDROOM 2

13' 10" x 10' 5" (4.21m x 3.18m)

Good sized double bedroom. Fitted wardrobes. Front aspect.

SECOND FLOOR

BEDROOM 1

13' 9" x 20' 0" (4.18m x 6.10m)

Large master bedroom. Downlighters, Velux. Sale to include bed and 6 x chest of drawers.

EN-SUITE SHOWER ROOM

Enclosed shower, hand wash basin in unit, w.c. chrome ladder style heated towel rail. Tiled walls and floor.

OUTSIDE

Lovely enclosed rear garden with lawn and patio area. Front paved area. General parking areas.

SERVICES

Mains water, drainage and electricity. uPVC double glazing. Gas central heating.

POSSESSION

Freehold. Vacant possession on completion.

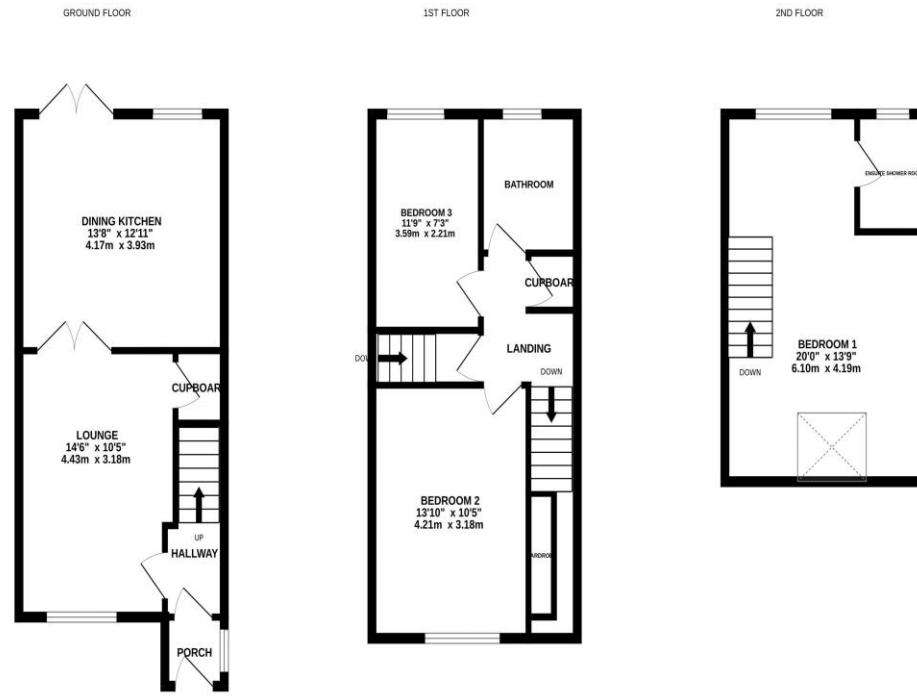
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