



Conveniently situated just minutes from the centre of bustling Castletown square, shops and harbour, this 4 bedroom link-detached chalet style bungalow offers spacious accommodation, set on a large corner plot. The property comprises lounge, kitchen/dining, sun room, 2 bedrooms, shower room and integral garage on the first floor. Upstairs are 2 further bedrooms and a en-suite cloakroom. Outside to the rear is a south west facing lawned garden with paved patio area, side lawned area and to the front a good sized driveway. This property would benefit from some modernisation however offers great potential to make a fantastic home. Offered with no onward chain.





LOCATION

Travelling out of Port Erin, take Shore Road towards Castletown. On the approach into Castletown, take the right turn into Arbory Road and continue along past Castle Rushen High School and bear right onto Farrants Way. Take the second right into Kissack Road and number 1 is on the left hand side.

ENTRANCE PORCH

Cloaks cupboard, glazed door to:

LOUNGE

15' 10" x 15' 9" (4.82m x 4.79m)

Well proportioned bright room with square front bay window. Fireplace with raised hearth. Opening to:

INNER HALLWAY

13' 0" x 7' 9" (3.96m x 2.36m)

Sliding door to side hallway. Staircase leading to first floor.

KITCHEN/DINING

9' 0" x 21' 8" (2.75m x 6.60m)

Good range of wall and base units with contrasting worktops, incorporating stainless steel sink unit, ceramic hob, double oven, integral fridge, plumbed for washing machine, tiled walls, breakfast bar. Large picture window with pleasant views over the rear garden. Door to:

SUN ROOM

8' 8" x 17' 1" (2.65m x 5.21m)

Oil central heating boiler. Door to the paved patio and rear garden. Door to:

INTEGRAL GARAGE

16' 7" x 8' 4" (5.05m x 2.55m)

Access door. Light and power. Up and over door.

BEDROOM 1

14' 2" x 9' 9" (4.31m x 2.96m)

Front aspect. Built-in wardrobes.

BEDROOM 2

9' 9" x 11' 11" (2.96m x 3.63m)

Rear aspect. Built-in wardrobes.

SHOWER ROOM

White suite comprising shower cubicle, w.c., wash hand basin, fully tiled walls.

SIDE HALLWAY

Airing cupboard with hot water tank.

FIRST FLOOR

LANDING

Undereaves storage. Feature floor light.

BEDROOM 3

13' 11" x 9' 7" (4.25m x 2.93m)

Large walk-in wardrobe.

BEDROOM 4

10' 1" x 14' 4" (3.08m x 4.36m)

Rear aspect. Fitted cupboards and shelving. Worktop, undereaves storage, built in wardrobe. 'Peeps of sea'

EN-SUITE CLOAKROOM

White wash hand basin and w.c.

OUTSIDE

Enjoying a large corner plot with walled perimeter, to the rear is a south-west facing

lawned garden with paved patio area. Wooden storage shed, oil tank, outside tap and 2 access gates. To the side is a further lawned garden with well established shrubs, bushes and trees. At the front is an open plan lawned area with generous driveway.

SERVICES

Mains water, drainage and electricity. Oil central heating. uPVC double glazing. New flat roof to the front.

POSSESSION

Vacant possession on completion. Freehold. No onward chain. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.





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