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Cool Maynrys, 12 Viking Hill, Ballakillowey, IM9 4BJ

**Asking Price £489,000**

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This superbly presented detached true bungalow is located in a sought-after quiet location and situated on a good sized plot. Accommodation comprises spacious lounge, attractive dining kitchen, conservatory, 3 bedrooms, modern bathroom, cloakroom and integral double garage. Outside is a south facing rear lawned garden with large decked and patio areas, and block paved driveway to front.



## LOCATION

Travelling out of Port Erin along Castletown Road, turn left at the Four Roads roundabout and proceed straight ahead. At the mini roundabout, travel ahead and go up the Sloc Road. Turn second right into Ballakillowey Estate, then second left into Viking Hill. Proceed ahead, bear right and the property is located on the right hand side

## ENTRANCE PORCH

## HALLWAY

Light and airy welcoming hallway with tiled flooring, downlighters. Door to integral double garage.

## CLOAKROOM

W.C. and wash hand basin, tiled flooring.

## INTEGRAL DOUBLE GARAGE

19' 3" x 15' 3" (5.86m x 4.64m)

Electric up and over door plus access door. Plumbing for washing machine and space for dryer. Loft access.

## LOUNGE

17' 10" x 12' 8" (5.43m x 3.86m)

Spacious room with feature electric fire. Attractive wood effect flooring. Opening to:

## DINING KITCHEN

18' 6" x 10' 4" (5.63m x 3.15m)

Well fitted with a good range of white fronted wall and base units with contrasting worktops incorporating stainless steel sink unit, Belling electric oven and grill with extractor above, space for fridge/freezer, tiled splashbacks. Door leading to:

## CONSERVATORY

12' 2" x 6' 2" (3.71m x 1.88m)

Door to side and rear garden.

## INNER HALLWAY

Built-in double cloaks cupboard with shelving. Loft access.

## BEDROOM 3

9' 5" x 8' 3" (2.87m x 2.51m)

## BEDROOM 1

12' 5" x 11' 0" (3.78m x 3.35m)

Built-in wardrobes. Rear aspect overlooking garden. TV point.

## BEDROOM 2

11' 0" x 10' 11" (3.35m x 3.32m)

Pleasant views over rear garden.

## BATHROOM

Quality modern white suite comprising bath with shower attachment, shower cubicle, wash hand basin, w.c, fully tiled walls and flooring.

## OUTSIDE

The private south facing rear garden is mainly laid to lawn with large decked and patio areas. Pergola. Shed. Block paved driveway to front.

## SERVICES

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

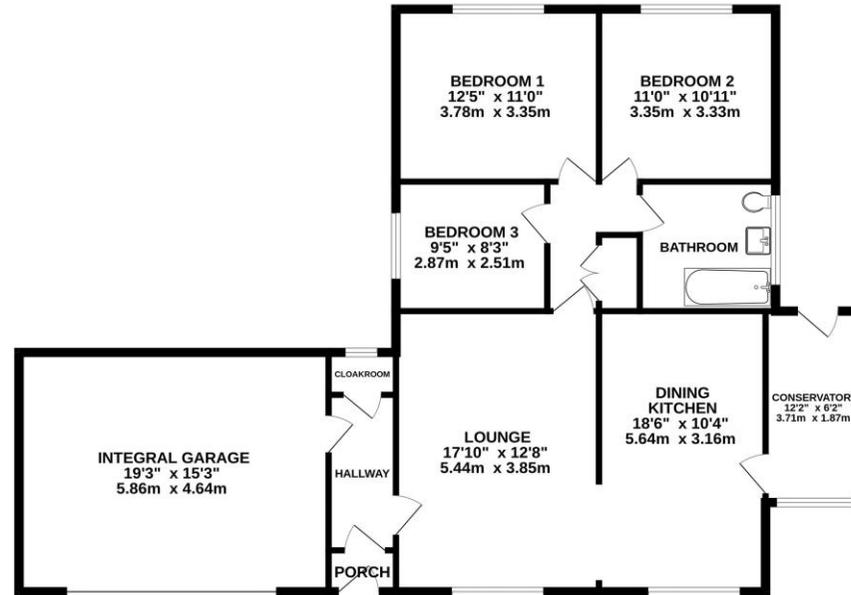
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## GROUND FLOOR



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