



[www.chrystals.co.im](http://www.chrystals.co.im)

Awin Oirr, Ballastroan, Colby, IM9 4NR  
**Asking Price £899,000**

Awin Oirr, Ballastroan, Colby, IM9 4NR

**Asking Price £899,000**

Superb detached true bungalow situated on a large plot, located in a desirable residential area within a lovely mature cul-de-sac, with local amenities a short distance away. Impressive accommodation comprises welcoming entrance hallway, elegant lounge, quality fitted dining kitchen, dining room, garden room. 4 double bedrooms, 3 en-suites, utility room, cloakroom and integral double garage. Outside are beautifully manicured lawned gardens, with private secluded woodland, and sweeping driveway to the front. No onward chain.



## **LOCATION**

Travelling from Port Erin on the A7 into Colby, turn left just before the Glen Road into Ballastroan. Continue ahead and bear right, where the property is located on the right hand side.

## **ENTRANCE PORCH**

Open entrance porch with tiled floor.

## **HALLWAY**

Impressive large welcoming hallway with built-in cloaks cupboard. Amtico flooring.

## **CLOAKROOM**

W.C., wash hand basin in fitted unit, chrome ladder style heated towel rail, tiled splashbacks., Xpelair.

## **LOUNGE**

20' 11" x 16' 11" (6.37m x 5.16m)

Superb elegant room. Marble fireplace with tiled slips and hearth. Fitted blinds. Double glass panelled doors to hallway. Wooden panelled doors to:

## **DINING ROOM**

13' 6" x 11' 11" (4.12m x 3.62m)

Good sized room. Door to dining kitchen. Double doors to:

## **GARDEN ROOM**

13' 11" x 11' 9" (4.23m x 3.58m)

Sliding patio doors leading to outside patio. Lovely views over the rear garden.

## **DINING KITCHEN**

Excellent range of quality fitted wooden fronted wall and base units with granite effect worktops, Neff double oven, ceramic hob, integrated Neff dishwasher, 1 1/2 bowl stainless steel sink unit. Amtico flooring. Door to rear garden.

## **INNER HALL**

Double airing cupboard housing Megaflo. Access to large loft (potential for accommodation subject to the necessary permissions).

## **BEDROOM 3**

13' 7" x 9' 11" (4.13m x 3.01m)

Rear aspect with nice outlook across gardens and towards Colby River. Door to:

## **JACK & JILL BATHROOM**

Suite comprising bath, double shower, wash hand basin, w.c., ladder style heated towel rail. Tiled walls and floor. Xpelair.

## **BEDROOM 2**

12' 11" x 11' 7" (3.93m x 3.53m)

Front aspect. Good sized double bedroom.

## **EN-SUITE BATHROOM**

Suite comprising bath, corner shower, w.c., wash hand basin, mirrored cabinet. Tiled floor and walls. Xpelair.

## **REAR HALLWAY**

Large open hallway.

## **UTILITY ROOM**

10' 11" x 6' 3" (3.33m x 1.9m)

Fitted with a range of wall and base units with contrasting worktops, stainless steel sink unit, washing machine. Tiled floor and splashbacks. Door to integral double garage. Door to outside.

## **INTEGRAL DOUBLE GARAGE**

18' 6" x 18' 6" (5.64m x 5.63m)

Electric up and over door. oil central heating boiler.

## **BEDROOM 4**

11' 5" x 10' 0" (3.49m x 3.04m)

Fitted bedroom furniture.

## **BEDROOM 1**

19' 1" x 13' 10" (5.82m x 4.22m)

Large double bedroom. Good range of quality built-in bedroom furniture. Nice views over rear garden and towards Colby River.

## **EN-SUITE WET ROOM**

Newly fitted luxury wet room with shower, w.c. in fitted unit, wash hand basin, white ladder style heated towel rail, cabinet, mirror, downlighters. Xpelair.

## **OUTSIDE**

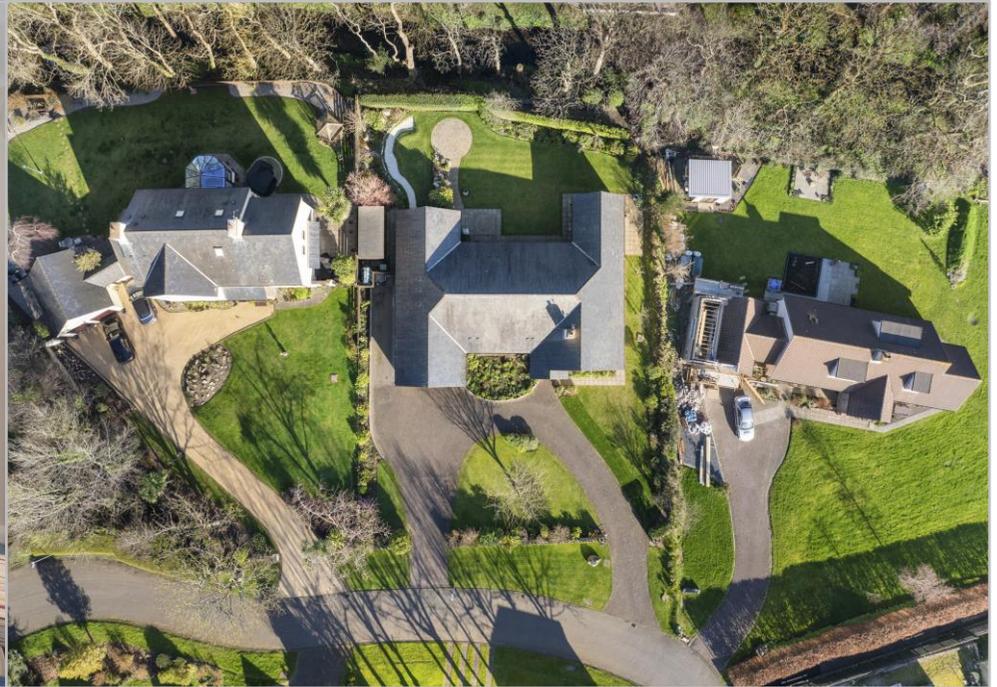
An excellent sized plot stretching across Colby River to the rear (boundary to middle of the river) with secluded private woodland. The main garden has beautifully manicured lawns with flowerbeds, mature shrubs and large paved patio. The front garden boasts a generous sweeping "in & out" block paved driveway. Double wooden shed. Side access.

## **SERVICES**

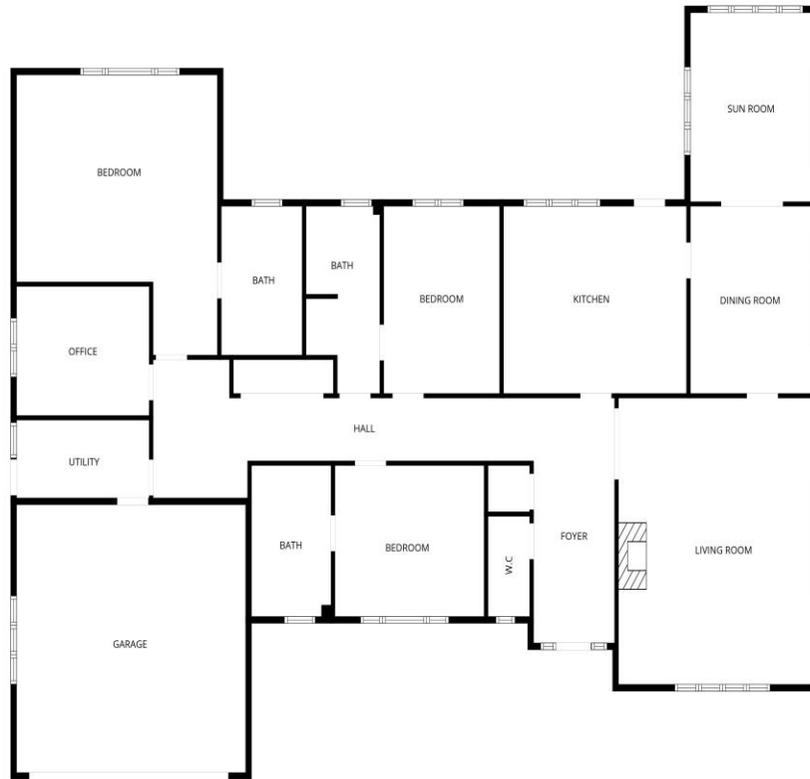
Mains water, drainage and electricity. Oil central heating. uPVC double glazing.

## **POSSESSION**

Vacant possession on completion of purchase. 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.







FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Since 1854



**DOUGLAS**

31 Victoria Street  
 Douglas IM1 2SE  
 T. 01624 623778  
 E. douglas@chrystals.co.im

**PORT ERIN**

23 Station Road  
 Port Erin IM9 6RA  
 T. 01624 833903  
 E. porterin@chrystals.co.im

**COMMERCIAL**

Douglas Office: 01624 625100, commercial@chrystals.co.im

**RENTALS**

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S, MA (Cantab), Dip Surv Prac.  
 Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.