



**Castle View, 6 Bank Street, Castletown, IM9 1AT**

**Asking Price £495,000**

Beautifully refurbished throughout to a high specification, being sold fully furnished, this elegant Georgian townhouse is superbly located in the heart of Castletown with shops and local amenities on your doorstep. Accommodation set over 3 floors, enjoying fabulous views of historic Castle Rushen and the harbours, comprises lounge, breakfast kitchen, dining room on the ground floor with french doors leading to private walled courtyard. To the first floor are 2 double bedrooms, en-suite shower room and en-suite bathroom. On the top floor is an elegant master suite with snug seating area and en-suite shower room. Would be an ideal lock up and leave or holiday home.

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### LOCATION

Travelling from Port Erin to Castletown on the A5, along castletown bypass turn right at the roundabout along Victoria Road, past Victoria Road School. Continue over the bridge and straight ahead into Bank Street where the property is located on the left hand side.

### HALLWAY

Step up to staircase leading to first floor. Door to:

### LOUNGE 16' 2" x 13' 9" (4.94m x 4.20m)

Beautifully proportioned light room, sash windows, Chesterfield sofas, with feature fireplace and wood mantle. Understairs cupboard housing Vaillant gas boiler.

### BREAKFAST KITCHEN 14' 2" x 10' 5" (4.31m x 3.17m)

Fitted with all high specification appliances the breakfast/kitchen comprises fitted wall and base units with contrasting worktops, 1½ bowl single drainer sink unit, double oven, ceramic hob, concealed extractor fan, glass fronted display cabinets, downlighters. A central Island unit, provides bar style seating. Opening to:

### DINING ROOM

Corner style seating area with views of the charming courtyard. French doors to:

### OUTSIDE

Private walled courtyard garden.

### FIRST FLOOR

### LANDING

Outlook to commanding Castle Rushen and gardens. Staircase to second floor.

### BEDROOM 2 19' 1" x 11' 0" (5.81m x 3.35m)

Including a king size bed, dressing table/desk. Spectacular views of the picturesque harbour and Castle Rushen. Step up to Burlington freestanding bath and wash hand basin.

### EN-SUITE SHOWER ROOM

Burlington suite comprising shower, w.c., chrome ladder style towel rail.

### BEDROOM 3 10' 5" x 9' 6" (3.17m x 2.9m)

Including 2 single beds, dressing table/desk, wardrobe with mirrored front panel. Rear aspect, breathtaking views of the Castle.



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### EN-SUITE BATHROOM 7' 6" x 4' 0" (2.28m x 1.23m)

Burlington suite comprising w.c, wash hand basin, shower, chrome ladder style towel rail.

### SECOND FLOOR

### BEDROOM 1/MASTER SUITE 19' 6" x 14' 4" (5.95m x 4.37m)

Showcasing original " A " frame beams, this suite is full of light with views to both the Castle and scenic harbour. Included is a king size bed, wardrobe, chest of drawers and dressing table. The open plan layout provides a snug/sitting area with a double sofa bed.

### EN-SUITE SHOWER ROOM

Burlington suite comprising w.c., chrome ladder style towel rail, wash hand basin, shower, Xpelair, downlighters.

### SERVICES

Mains water, drainage and electricity. Gas central heating. Fibre Broadband. The property is being sold as seen - fully furnished. A car parking space is available to rent close by. Additional use as tourism, granted 4 star gold standard.

### POSSESSION

FREEHOLD - Vacant possession on completion of purchase. 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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Since 1854

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