



Chrystals are delighted to present a stunning new-build semi-detached townhouse, perfectly positioned to capture panoramic views of the River Glass. This idyllic residence sits a short stroll from Douglas Marina, where bars and restaurants await, while the bustling heart of Douglas—including Tesco, the Strand Street shopping area, and the Athol Street business district—are all within easy walking distance. Built to exacting standards with modern materials, the home delivers an exceptional level of specification, including enhanced thermal insulation for superb energy efficiency. Inside, you'll find generous two-level living designed for family comfort. Off the entrance hall is a contemporary, well-appointed kitchen, cloakroom and lounge. The second floor offers three generously proportioned bedrooms, one with an ensuite shower room and a separate family bathroom. The property benefits from two covered private off-road parking spaces on the ground floor, including a store/utility room. There is also a low-maintenance rear courtyard. The property is offered for sale with no onward chain. Viewing is highly recommended.



LOCATION

From south Quay travel along the old Castletown Road where the property can be found a short distance along on the left hand side.

GROUND FLOOR LEVEL

COVERED PARKING

2 Allocated parking spaces.

STORE ROOM/UTILITY

STAIRS TO FIRST FLOOR

HALL

6' 7" x 19' 0" (2m x 5.8m)

KITCHEN

11' 6" x 10' 10" (3.5m x 3.3m)

CLOAKROOM

4' 7" x 2' 7" (1.4m x 0.8m)

LIVING ROOM

20' 0" x 12' 2" (6.1m x 3.7m)

STAIRS TO SECOND FLOOR

FRONT BEDROOM

9' 2" x 11' 6" (2.8m x 3.5m)

MASTER BEDROOM

11' 6" x 9' 6" (3.5m x 2.9m)

ENSUITE

4' 7" x 5' 11" (1.4m x 1.8m)

FAMILY BATHROOM

5' 11" x 5' 11" (1.8m x 1.8m)

BEDROOM

12' 2" x 8' 2" (3.7m x 2.5m)

OUTSIDE

Rear courtyard. Astro turf to lower garden area but boundary runs to the treeline.

SERVICES

Mains water, electricity and drainage. Gas central heating.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

Vacant possession on completion of purchase. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.







TOTAL: 1085 sq. ft, 101 m²
 1st floor: 21 sq. ft, 2 m², 2nd floor: 551 sq. ft, 51 m², 3rd floor: 513 sq. ft, 48 m²
 EXCLUDED AREAS: GARAGE: 473 sq. ft, 44 m², OPEN TO BELOW: 1 sq. ft, 0 m², WALLS: 160 sq. ft, 15 m²

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

Since 1854

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