



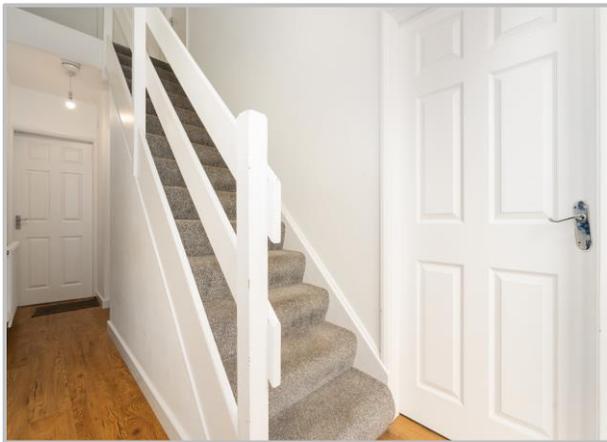
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66 Wybourn Drive, Onchan, IM3 4AY  
**Asking Price £429,950**

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Deceptively spacious detached dormer bungalow located within easy reach of Onchan and local amenities. The property comprises kitchen, lounge, family bathroom with one bedroom on the ground floor and two double bedrooms on the first floor. The property enjoys a sunny, private rear garden, off road parking to the side leading to a large single garage. A viewing is highly recommended.



## LOCATION

From Bray Hill travel northbound on the A2 through Governors Hill roundabout towards Onchan. Take the first turning on the left onto Wybourn Drive and continue straight ahead. Follow the road up and around the bend and the property can be clearly identified by our For Sale Board.

## ENTRANCE HALL

7' 3" x 16' 5" (2.2m x 5m)

## LIVING ROOM

11' 2" x 22' 8" (3.4m x 6.9m)

## BATHROOM

7' 3" x 5' 11" (2.2m x 1.8m)

## KITCHEN

11' 2" x 11' 2" (3.4m x 3.4m)

## BEDROOM

13' 5" x 11' 2" (4.1m x 3.4m)

## FIRST FLOOR

## BEDROOM

11' 2" x 11' 6" (3.4m x 3.5m)

## BEDROOM

13' 5" x 11' 6" (4.1m x 3.5m)

## ATTACHED GARAGE

19' 4" x 8' 10" (5.9m x 2.7m)

## OUTSIDE

The front garden is laid to lawn with concrete driveway. The rear boundary is fenced with mature planting and large lawn. Oil tank.

## SERVICES

Mains water, electricity and drainage. Oil central heating.

## VIEWING

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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

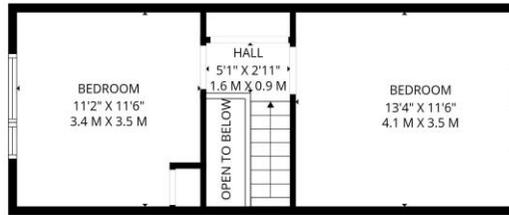
contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

## N.B.

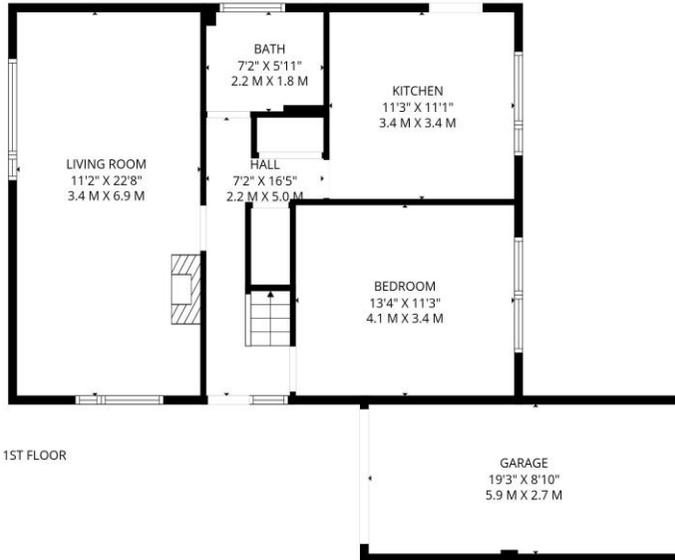
There is an option to purchase the house with its contents included, by separate negotiation.







2ND FLOOR



1ST FLOOR

**TOTAL: 997 sq. ft, 93 m2**

1st floor: 685 sq. ft, 64 m2, 2nd floor: 312 sq. ft, 29 m2

EXCLUDED AREAS: GARAGE: 170 sq. ft, 16 m2, LOW CEILING: 21 sq. ft, 2 m2, OPEN TO BELOW: 15 sq. ft, 1 m2,  
WALLS: 120 sq. ft, 12 m2

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