



THE MOOAR 3 ST. OLAVES CLOSE RAMSEY, IM8 3HA

£599,950
FREEHOLD

Individually designed 5 bedroom detached family home extending to over 2700 sq ft with the public rooms set on the upper floor to maximise the views from the elevated plot position and the large south facing balcony. This Mooar comprises 5 double bedrooms, a spacious lounge, a newly installed breakfasting kitchen, dining room, two family bathrooms, an ensuite, a utility room and store room in a beautifully maintained garden plot. The property offers flexibility in room usage and is likely to suit a growing family or a multi-generational family unit.

 **Plum
Properties**

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• Individually Designed Detached Home • Extending to Over 2700 sq ft • Public Rooms on Upper Floor • Exceptional Views • Large Balcony • 5 Double Bedrooms • Lounge, Breakfasting Kitchen, Dining Room • Two Bathrooms and Ensuite • Beautifully Maintained Garden Plot • Close to Mooragh Park and Promenade



SUMMARY

Individually designed 5 bedroom detached family home extending to over 2700 sq ft with the public rooms set on the upper floor to maximise the views from the elevated plot position and the large south facing balcony. This Mooar comprises 5 double bedrooms, a spacious lounge, a newly installed breakfasting kitchen, dining room, two family bathrooms, an ensuite, a utility room and store room in a beautifully maintained garden plot. The property offers flexibility in room usage and is likely to suit a growing family or a multi-generational family unit.

FEATURES

Individually Designed Detached Home
Extending to Over 2700 sq ft
Public Rooms on Upper Floor
Exceptional Views
Large Balcony
5 Double Bedrooms
Lounge, Dining Room
Newly Installed Contemporary Kitchen
Two Bathrooms and Ensuite
Beautifully Maintained Garden Plot
Close to Mooragh Park and Promenade

DETAIL

Individually designed 5 bedroomed detached family home which extends to over 2700 sq ft to provide outstanding family accommodation. Thoughtfully created circa 1970 to maximise the upper floor

spaces and take advantage of the south facing elevated plot position and views to North Barrule and Snaefell.

The public rooms are on the upper floor and include spacious lounge with direct access to a large timber balcony, newly installed contemporary kitchen with breakfast area, dining room, family shower room and a double bedroom with ensuite.

After entering the ground floor through the porch, a spacious hallway leads to 3 double bedrooms, a family bathroom anuseful utility room. There is a further large room which works equally well as a 5th double bedroom, or alternatively, as additional lounge space. This will be particularly convenient giving several layout options for multi-generational families. This room leads to a storage room which will be readily convertible to an ensuite, subject to appropriate consents.

The property sits at the entrance to a 'no through traffic' cul-de-sac making it a safe area for children and pets. It is in a large, well maintained plot which is subdivided into to several lawn areas with attractive flower beds. It is a very pleasant place to enjoy the sunshine and is a colourful and fun space.

The driveway is finished in block paving and has ample room for 5 vehicles and there is a brick built

storage shed.

The property has a pitched roof design and is sealed in a German rubberized finish to ensure complete waterproofing and longevity. Heating is provided throughout the property by a recently installed Vaillant gas-fired boiler located in the Utility Room.

Mooragh Park and Promenade are only a short walk away, as are all of Ramsey's amenities including shops, supermarkets, restaurants and social venues.

DIRECTIONS

From Parliament Square travel north on the A9 through the two mini roundabouts and cross the bridge into Bowring Road. Take the 4th right into Cumberland Road. St Olaves Close is the cul-de-sac on the right side opposite the entrance to Ramsey Cottage Hospital. This Mooar is the first property on the left marked by our 'Buy Me' board.

FURTHER INFORMATION

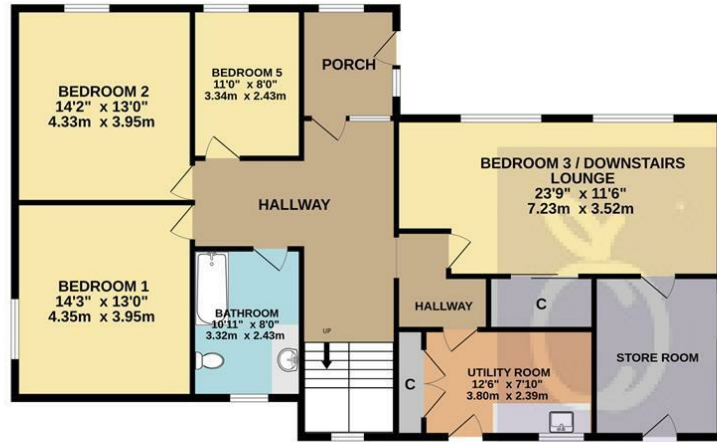
For further details, to arrange a viewing appointment, or to make an offer to purchase, contact Bruce Cobburn on bruce@plumproperties.im or call 07624 202823.



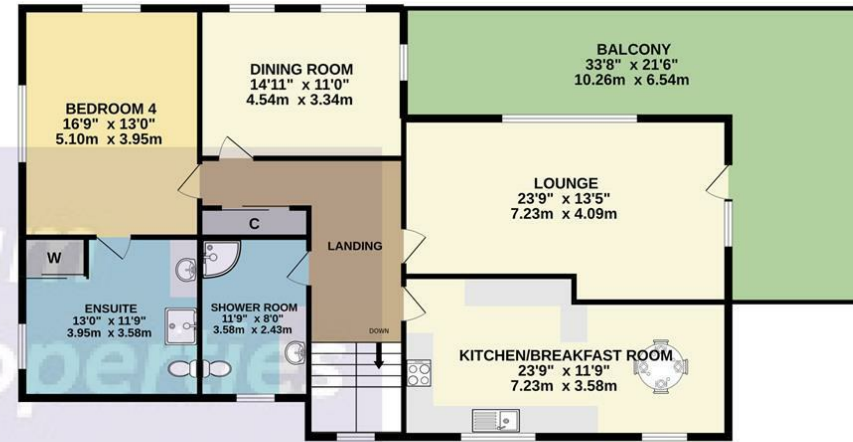




GROUND FLOOR
1366 sq.ft. (126.9 sq.m.) approx.



1ST FLOOR
1366 sq.ft. (126.9 sq.m.) approx.



TOTAL FLOOR AREA : 2732 sq.ft. (253.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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