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## YN CLYST LHEANEY ROAD

IM8 2JF

£499,950  
FREEHOLD

Offering a contrast of original features and contemporary upgrades, this modernised and spacious detached chalet bungalow stretches to 2,200 square feet located on the outskirts of Ramsey town centre with the amenities, beach and promenade within easy reach.

This flexible property incorporates four Bedrooms, two of which benefit from En Suite facilities, the master with a Dressing Room, newly fitted contemporary Kitchen, multiple Reception Rooms and generous off-road parking, ideal for larger families.

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# YN CLYST LHEANEY ROAD

- Modernised and Spacious Dormer Bungalow
- Four Double Bedrooms, Two with En Suite Facilities
- Principal Bedroom incorporates Dressing Room
- One Ground Floor En Suite Bedroom
- Ideal Property for Multi Generational Living
- Family Bathroom
- Newly Fitted Kitchen Diner
- Lounge, Family Room, Office & Garden Room
- Generous Off Road Parking Plus Garage
- Attractive Rear Garden with Patio



## Summary

Offering a contrast of original features and contemporary upgrades, this modernised and spacious detached chalet bungalow stretches to 2,200 square feet located on the outskirts of Ramsey town centre with the amenities, beach and promenade within easy reach.

This flexible property has recently undergone a number of impressive improvements and presents flexible accommodation, including a ground floor En Suite Bedroom. Together with multiple Reception Rooms, would comfortably support multi generational living. Whilst the property has been extensively modernised, the owners have retained some period charm including a stunning parquet floor that covers large elements of the ground floor.

The property is accessed through an entrance Porch and into a wide and generous central Hallway beyond with ground floor WC. A newly fitted contemporary Dining Kitchen is enhanced with quality appliances and will be the heart of the home for families to enjoy quality time together. An opening leads to a cosy Lounge with a south westerly facing Garden Room beyond. Off the Kitchen is a rear Port which doubles up as a Utility Room providing additional convenience.

Across the Hall are two further generous Reception Rooms that provide added flexibility and over look the

rear garden. A Study provides that all important work from home space, whilst the Family Room offers further entertaining or relaxing room. Alternatively either can be utilised as a fifth Bedroom for growing families or a temporary Bedroom for guests as required. Completing the ground floor accommodation is a generous Bedroom that benefits from both built in storage as well as En Suite facilities housing a bath with shower over, pedestal wash basin and WC.

The newly installed upper floor is accessed by an attractive oak turned staircase with glass balustrades, and comprises three further Bedrooms and Family Bathroom that are bathed in natural light through a variety of Velux windows that have been installed. The Master Bedroom is generously proportioned and also incorporates an attractive En Suite Shower Room with walk-in shower and a Dressing Room. Two further double Bedrooms share a Family Bathroom, whereas a further room provides excellent storage options.

Outside, the front is low maintenance with a block paved driveway comfortably able to host several vehicles, which is enhanced by an integral Garage offering further parking or storage options. To the rear the south westerly facing garden is substantially laid to lawn and offers both security and privacy.



### Additional Information

- No Onward Chain
- New Kitchen Appliances
- Double Glazed
- Oil Fired Central Heating
- Primary School - Bunscoil Rhumsaa - 1 mile
- Secondary School - Ramsey Grammar - 1 mile

### Directions

From Parliament Square travel towards in the direction of the Mountain Road, however before reaching the hairpin take a left turning onto Lheaney Road. The property can be found on the right hand side immediately after passing Killeaba Mount identifiable by our for sale board.

## YN CLYST LHEANEY ROAD







# YN CLYST LHEANEY ROAD

## ADDITIONAL INFORMATION

**Local Authority** –

**Council Tax** – Band

**Viewings** – By Appointment Only

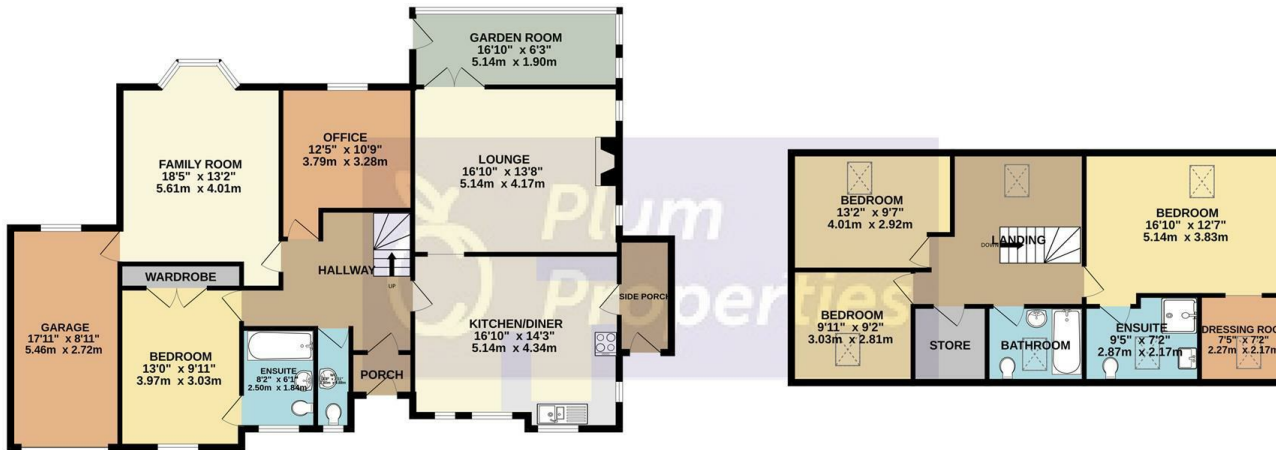
**Floor Area** – 2202.00 sq ft

**Tenure** – Freehold



GROUND FLOOR  
1437 sq.ft. (133.5 sq.m.) approx.

1ST FLOOR  
766 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 2202 sq.ft. (204.6 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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