



12 CRONK Y BERRY MEWS

DOUGLAS, IM2 6HQ

£250,000
FREEHOLD

Attention first time buyers, a beautifully presented two bed end of terrace property situated on a generous corner plot with green open space in front.

This spacious property offers an open plan Kitchen, two generous Reception Rooms and dedicated off-road parking.

 **Plum
Properties**

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- Beautifully Presented End of Terrace Property
- Ideal for First Time Buyers
- Located on a Popular Estate
- Walking Distance to Local Amenities
- Two Double Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Family Bathroom
- Generous Corner Plot
- Allocated Off-Road Parking



Overview

Welcome to Cronk Y Berry Mews, a property that is sure to appeal to first time buyers seeking to take their first step towards owning their home.

Cronk Y Berry Mews sits on the border of two popular developments, being Cronk Y Berry and Governors Hill. These sought after locations offer a wealth of amenities for residents all of which are reachable on foot and include a primary school, Nursery, GP Surgery and Chemist, Convenience Store and the Cat With No Tail Public House.

The property itself has the added benefits of a generous corner plot and open green space directly to the front giving a feeling of peace and tranquility, whilst limiting the proximity of immediate properties.

Stepping into the property by entering into a convenient Entrance Porch, which opens into a generous Reception Room with opening to the Kitchen beyond. This flexible space is currently configured as a Lounge, however could be utilised as a family Dining Room leading to the open Kitchen.

A fitted Kitchen is well equipped with plenty of wall and base units in an attractive midnight blue with contrasting counter top. Appliances include integrated fridge freezer and dishwasher with washing machine and elevated inset electric oven and separate electric

hob with stainless steel extractor over. Off the Kitchen a Rear Hallway provides access to the back of the property, and includes a convenient double storage cupboard and inlet that houses a tumble dryer.

A doorway exiting the Lounge area leads to a short Inner Hallway with a door opposite leading to an attractive second Reception Room with rear aspects. This quiet and peaceful room provides separation from the remainder of the ground floor accommodation and the flexible space could be utilised as work from home space, children's Play Room, ground floor Bedroom or as currently configured, a second Lounge.

The upper floor comprises of two double Bedrooms and modern Family Bathroom, with the Principal Bedroom benefitting from a recess ideal for wardrobes as well as an overstairs Airing Cupboard. The tiled Bathroom incorporates a bath with shower over, pedestal wash basin and WC.

Externally, a low maintenance front garden wraps around the side of the property offering generous outside space. To the rear an attractive patio garden is south facing and will appeal to those who like to soak up the rays on those sunny days. A private car park for residents of the Mews offers allocated parking spaces for each property.

Additional Information

- uPVC Double Glazed
- Gas Fired Central Heating
- Generous Corner Plot
- South Facing Rear Patio Garden
- Primary School - Cronk Y Berry - 0.25 miles
- Secondary School - St Ninians Lower School - 1.4 miles
- Secondary School - St Ninians High School - 1.3 miles

Directions

Travelling out of Douglas from the Promenade take a left turn at the Villa Marina and travel up Broadway. Continue through the traffic lights onto Ballaquayle Road before turning right at the mini roundabout onto Johnny Wattersons Lane. Take the 4th right turn into Cronk Y Berry followed by the 3rd left turn on to Cronk Y Berry Avenue followed by the first left turning then the first right onto Cronk Y Berry Mews where the property can be found at the end of the cul de sac on the right hand side.







GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.

1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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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