



1 COOIL VIEW DOUGLAS, IM2 2HQ

£399,950
FREEHOLD

Conveniently located in South Douglas, a generous four bed semi detached family property with two Reception Rooms, spacious fitted Kitchen and En Suite principal Bedroom.

The current owners have partitioned off the Garage to create additional living accommodation and decked the rear garden to ensure the property remains low maintenance.

 **Plum
Properties**

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- Semi-Detached Property on Corner Plot in Popular Residential Area • 4 Well Proportioned Bedrooms • Principal Bedroom with En Suite Facilities • Large Open Kitchen • Two Reception Rooms • Utility Room • Garage Reduced to Increase Living Accommodation • Family Bathroom • Off-Road Parking • Low Maintenance Decked Rear Garden



Overview

Conveniently located in South Douglas, a generous four bed semi detached family property with two Reception Rooms, spacious fitted Kitchen and En Suite principal Bedroom.

The property is well positioned to take advantage of the local amenities being close to the Isle of Man Business Park, as well as many retail outlets including Cycle 360 boutique cafe, Horse and Plough public house, convenience store and Robinsons wholesale store to name but a few, whilst also within walking distance of the local primary school and GP surgery ensuring the area is popular with families.

Stepping into the property itself, a convenient enclosed Porch provides shelter from the elements, beyond which a Hallway offers storage for the families coats and shoes. A doorway leads to a cosy Lounge and through an opening to a Dining Room with glazed sliding doors leading out to the rear south easterly facing garden. A very generous fitted Kitchen offers plenty of space to facilitate a family sized dining table, whilst incorporating generous shaker styled wall and base units. Appliances include an integrated dishwasher, elevated inset electric fan assisted oven and microwave as well as electric hob. The storage options in the Kitchen are enhanced by an understairs store, and further access to the rear garden is also provided through the Kitchen.

Beyond the Kitchen, a partitioned wall has been installed in the Garage to create a generous Utility Room with further doorway leading to the shortened Garage beyond. The Utility Room is home to an oil fired boiler, washing machine and dryer with freestanding fridge freezer. The partition wall could be removed relatively easily to recreate a full sized garage as desired.

The upper floor comprises four well proportioned Bedrooms, with the Principal Bedroom benefitting from En Suite facilities accessed through a concealed entrance in the appearance of fitted wardrobes. The En Suite comprises a corner bath suite, shower cubicle, pedestal wash basin and WC. Two further Bedrooms each incorporate fitted wardrobes whilst a fourth Bedroom is sufficiently proportioned as a single Bedroom or alternatively would make ideal work from home space. Completing the upper floor is a fully tiled Family Bathroom with bath with shower over, pedestal wash basin and WC.

Externally to the front, a an extended driveway provides off-road parking for two vehicles. Tall hedging provides privacy to the property whilst the front garden is laid to lawn. Being a corner plot the property benefits from an attractive side garden, which houses the oil tank and leads to the decked and secure rear garden ensuring maintenance is kept

to a minimum.

Additional Information

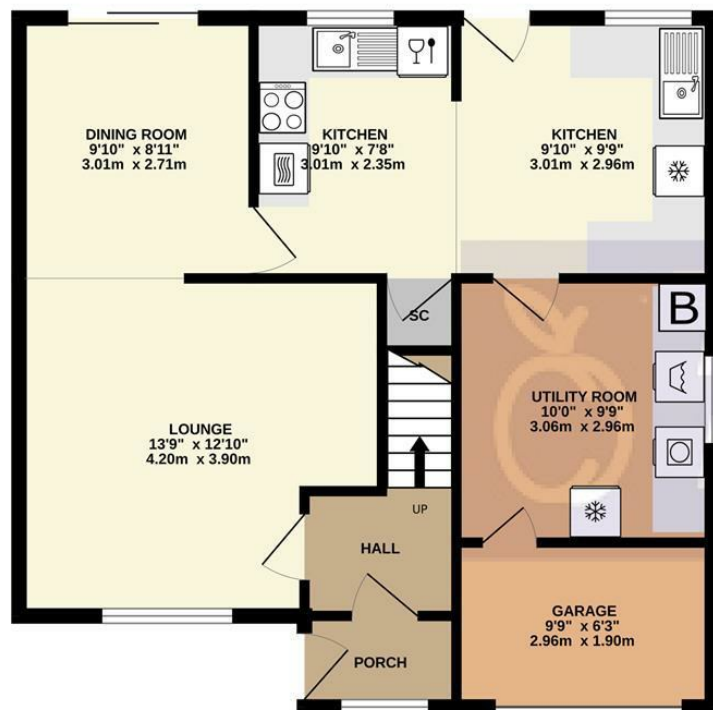
- Double Glazed
- Oil Fired Central Heating
- Primary School - Anagh Coar - 0.2 miles
- Secondary School - Ballakermeen High School - 2.1 miles

Directions

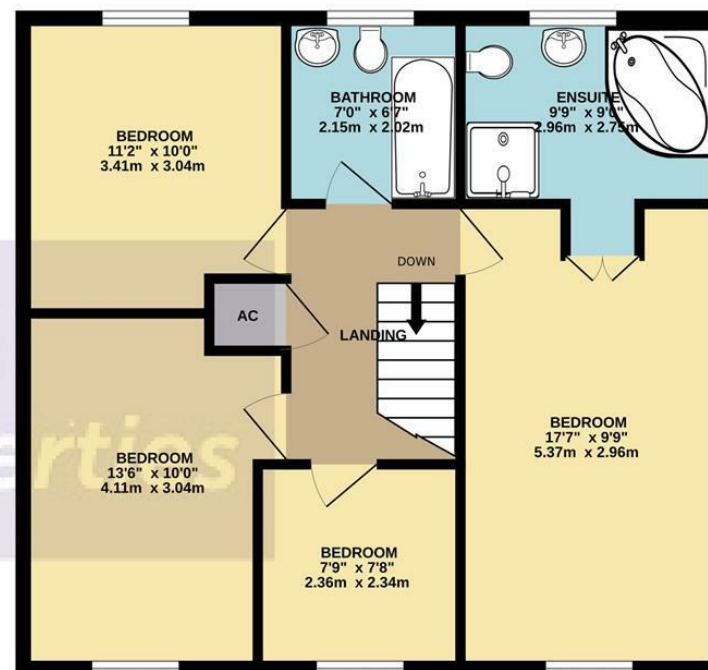
From the Quarterbridge roundabout travel in a southerly direction along New Castletown Road through two sets of traffic lights. After approximately one mile take the third exit at the roundabout onto Cooil Road. Take the third right turn onto Cooil Drive and the next right onto Cooil View where number 1 can be found on the right hand side identifiable by our for sale board.



GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 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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