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3 Ballagill, Croit E Caley, Colby, IM9 4DB
Asking Price £585,000

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This exceptional four-bedroom detached house offers breathtaking panoramic rural and distant coastal views extending toward Port St Mary. Nestled in a peaceful cul-de-sac, just a five-minute walk from Gansey Bay, Inside, you'll find two generously sized reception rooms, a bright conservatory, a well-appointed breakfast kitchen, utility room, cloakroom, four spacious double bedrooms, including a luxurious master with an en-suite, and a stylish family bathroom. The property boasts a large south-facing garden. Offered with no onward chain, making it an unmissable opportunity.





LOCATION

Travelling out of Port Erin along Castletown Road, proceed to Shore Road, turn left and continue along Gansey Bay. Turn left after the Shore Hotel, left again at the junction then take the first left into Ballagill. Number 3 is the first property on the left hand side.

VESTIBULE

Glazed double doors to:

ENTRANCE HALLWAY

Large hallway with staircase leading to first floor.

CLOAKROOM

W.C., wash hand basin, tiled walls.

LOUNGE

25' 0" x 15' 0" (7.61m x 4.57m)

French doors with glazed side panels to extensive south facing decked area leading to large gardens. Superb rural views. Decorative fireplace. Double doors to:

CONSERVATORY

13' 0" x 12' 6" (3.96m x 3.81m)

Patio doors to decked area. Tiled floor. Superb rural views.

DINING ROOM

13' 9" x 9' 0" (4.19m x 2.74m)

Front aspect.

BREAKFAST KITCHEN

14' 0" x 12' 0" (4.26m x 3.65m)

Good range of wall and base units with worktops, mid tiling, underlighting, 1 ½ bowl vitreous sink unit with mixer tap and filter tap, integral dishwasher, fridge, electric oven, microwave, 5 ring ceramic hob, ducted extractor hood, baskets, illuminated display

cabinets, drawer stack, wood effect flooring.

Door to:

UTILITY ROOM

10' 4" x 9' 3" (3.15m x 2.82m)

Wall and base units with worktops, mid tiling, stainless steel single drainer sink unit, mixer tap, plumbed for washing machine, point for dryer, laminated floor, point for fridge/freezer. Built in cupboard housing pressurised hot water cylinder. Oil central heating boiler. Door to garden.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

14' 0" x 10' 0" (4.26m x 3.05m)

Extensive range of fitted bedroom furniture.

EN-SUITE SHOWER ROOM

Large tiled shower cubicle, w.c., wash hand basin, good range of built in furniture, tiled walls, extractor, recessed spotlights, built in shelved cupboard.

BEDROOM 2

12' 5" x 10' 9" (3.78m x 3.27m)

Good range of fitted furniture.

BEDROOM 3

12' 5" x 10' 3" (3.78m x 3.12m)

Good range of fitted furniture.

BATHROOM

Suite comprising jacuzzi bath with shower attachment, corner shower cubicle, w.c., wash hand basin, tiled floor, tiled walls, extractor, recessed spotlights.

BEDROOM 4/STUDY

10' 3" x 9' 4" (3.12m x 2.84m)

Double built in wardrobe. Door to balcony with extensive rural views to distant Bradda Head and southern coastline to Port St Mary.

OUTSIDE

Large gardens of approximately one third of an acre of lawns, extensive decked areas, flagged area, pond and borders. Block paved driveway. Farm gate to side garden with right of way for Highway Board to rear field. Oil tank.

DETACHED DOUBLE GARAGE

20' 0" x 19' 0" (6.09m x 5.79m)

Block built under a pitched and tiled roof. Electric up and over door. Light and power. Sink unit.

SERVICES

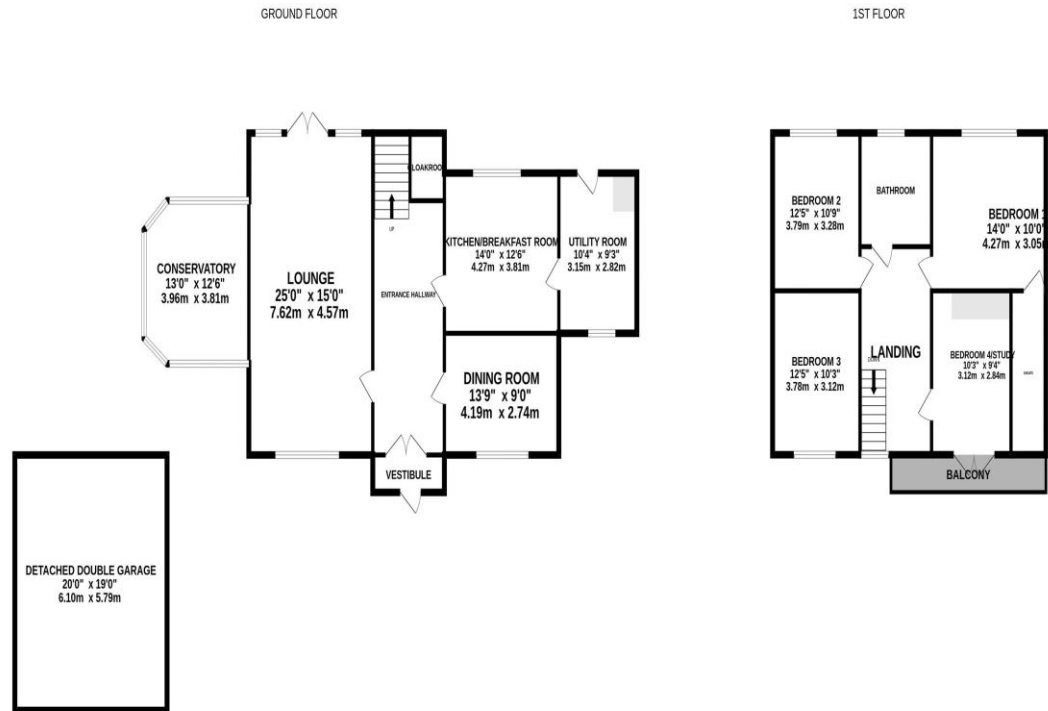
Mains water, drainage and electricity. Oil central heating. uPVC double glazing throughout. Oak internal doors throughout.

POSSESSION

Freehold. 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.







TOTAL FLOOR AREA: 2415 sq.ft. (224.4 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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Since 1854



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