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4 College Green, Castletown, IM9 1BE
Asking price £520,000

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This charming semi-detached Manx cottage boasts a south-facing seafront garden with breathtaking panoramic views over Castletown Bay to the south and the Derbyhaven/Langness Peninsula to the east. Ideally situated, it's just a short stroll to the picturesque village of Castletown and its array of amenities. The property offers spacious and light-filled accommodation, including lounge, a modern well-appointed dining kitchen, family room, 3 large bedrooms, en-suite bathroom and separate bathroom. Outside, the south-facing decked and lawned garden is perfect for relaxation or entertaining. The garden also includes a delightful family/garden room with wood burner, to sit and soak up the stunning sea views.



LOCATION

Travelling on the A5 from Port Erin to Castletown continue straight ahead at the traffic lights and left at the roundabout into Victoria Road. Take the 2nd exit at the next roundabout into Shore Road and continue to the junction with The Promenade and College Green. Number 4 is located to the far end on the left hand side.

ENTRANCE HALLWAY

Elegant entrance hallway. Wooden flooring. Staircase leading to first floor.

LOUNGE

13' 9" x 7' 6" (4.18m x 2.28m)

Front aspect. Large bay window.

FAMILY ROOM

12' 8" x 11' 9" (3.86m x 3.59m)

Feature coal burning stove. Fitted wall shelving. Wooden flooring. Opening to:

DINING KITCHEN

20' 6" x 18' 5" (6.24m x 5.61m)

Good range of modern wall and base units with contrasting worktops and breakfast bar incorporating stainless steel sink unit, ceramic hob, electric oven, space for fridge/freezer, dryer, pantry area. Cupboard with plumbing for washing machine. Sliding patio doors to rear garden.

FIRST FLOOR

LANDING

Spiral staircase. to second floor.

BEDROOM 1

18' 4" x 10' 11" (5.6m x 3.34m)

Rear aspect with new window to enjoy the fabulous direct sea views. Hanging space.

EN-SUITE BATHROOM

White suite comprising bath with shower over and glass screen, w.c., oval hand wash basin, downlighters, Xpelair, shelving, chrome ladder style heated towel rail.

BEDROOM 3

12' 4" x 9' 3" (3.76m x 2.82m)

Wonderful direct sea views.

BEDROOM 2

12' 6" x 9' 2" (3.80m x 2.80m)

Front aspect.

BATHROOM

White suite comprising bath with shower over, w.c., hand wash basin, chrome ladder style heated towel rail.

SECOND FLOOR

ATTIC ROOM

15' 7" x 11' 4" (4.74m x 3.46m)

Undereaves storage. 3 x Velux.

OUTSIDE

Superb decked and lawned rear garden with amazing sea views. Wonderful garden/family room with wood burner. A fantastic spot to sit

and take in the stunning views out to sea and across to Langness and Castletown. Side access. Gated and walled frontage with small garden area.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Recently re-wired and re-plumbed.

POSSESSION

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TOTAL FLOOR AREA: 1670 sq.ft. (155.1 sq.m.) approx.

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DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac. Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.