



[www.chrystals.co.im](http://www.chrystals.co.im)

10 Ballabridson Park, Ballasalla, IM9 2ES  
**Asking Price £475,000**



10 Ballabridson Park, Ballasalla, IM9 2ES

**Asking Price £475,000**

Well appointed detached true bungalow that takes advantage of lovely views overlooking the Steam Railway tracks! Conveniently situated within walking distance to local shops, schools, airport and southern amenities, the spacious accommodation comprises generous lounge, superb dining kitchen, utility room, 3 double bedrooms, en-suite shower room and family bathroom. Outside is a lawned rear garden with good sized patio, and driveway to the front. Double garage.



## LOCATION

Travel out of Port Erin onto the Shore Road, and proceed through to Castletown. Take the Douglas Road towards the Airport, at the Whitestone roundabout turn right onto Douglas Road. Continue along and take the second turning on the right hand side into Ballabridson Park. Turn first right and number 10 is the first property on the left hand side.

## ENTRANCE PORCH

Built-in storage cupboard.

## HALLWAY

## LOUNGE

18' 4" x 16' 8" (5.58m x 5.08m)

Excellent sized room with lovely views overlooking the Steam Railway Track! Feature multi fuel burner. Patio doors leading to large outside patio. Double doors to:

## DINING KITCHEN

18' 8" x 14' 3" (5.69m x 4.34m)

Quality kitchen fitted with good range of white fronted wall and base units, contrasting worktops incorporating stainless steel sink unit, 5-ring gas hob and 2 fan ovens with hood over, fridge/freezer, tiled splashbacks.

## UTILITY ROOM

14' 4" x 4' 5" (4.37m x 1.35m)

Fitted wall and base units with worktops incorporating stainless steel sink unit, tiled splashbacks, plumbing for washing machine. Door to outside.

## BEDROOM 1

16' 8" x 10' 5" (5.08m x 3.17m)

Large bright room with fitted double wardrobes.

## EN-SUITE SHOWER ROOM

Modern suite comprising shower cubicle, vanity wash hand basin, w.c, tiled splashbacks, chrome ladder style heated towel rail, tiled walls and wood laminate flooring.

## BEDROOM 2

14' 8" x 10' 3" (4.47m x 3.12m)

## BEDROOM 3

10' 7" x 9' 8" (3.22m x 2.94m)

Bright double bedroom with fitted wardrobes.

## BATHROOM

13' 3" x 6' 3" (4.04m x 1.90m)

Luxurious suite comprising shower cubicle, freestanding bath, wash hand basin, w.c, chrome ladder style heated towel rail, tiled walls and attractive wood laminate flooring.

## OUTSIDE

Good sized front lawned garden with mature shrub boundaries. Generous driveway. Rear garden with superb raised patio and lovely views overlooking Steam Railway lines and distant countryside. Large lawned side garden. Access gate.

## DOUBLE GARAGE

18' 5" x 15' 6" (5.61m x 4.72m)

Mezzanine level for storage. Electric rolling front door. Access door to rear.

## SERVICES

Mains water, drainage and electricity. Oil central heating. uPVC double glazed.

## POSSESSION

Vacant possession on completion of purchase. Freehold. 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.

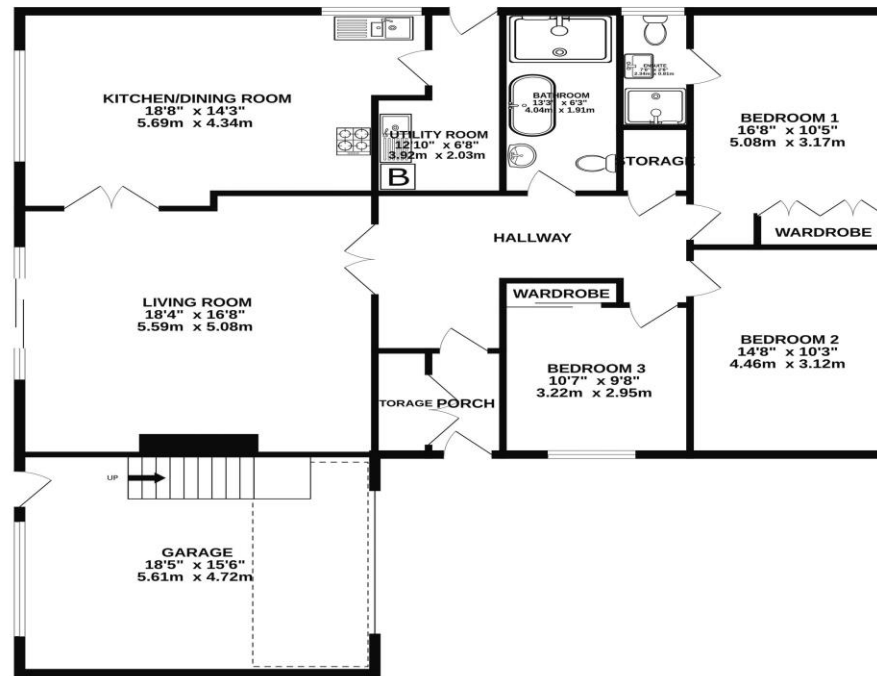








## GROUND FLOOR



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.  
Made with Neopage 6/2024



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.

Since 1854



**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.