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Ellan Vannin, Main Road, Ballaugh, IM7 5EF  
**Asking Price £385,000**

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Attractive double fronted Manx cottage. The property is situated within walking distance to the local school and shop. The accommodation comprises: living room with a feature fireplace, sitting room, large kitchen/dining room and a shower room. There is access from the dining area to the basement with a fitted bar and storage cupboard. To the first floor there are three bedrooms and a family bathroom. There is a low maintenance front garden with ideal TT frontage. To the rear of the property there is a paved parking area and detached garage. Viewing highly recommended!



## LOCATION

From Ramsey travel West on the A3 through Sulby, pass the Wildlife Park and continue towards Ballaugh Village. The property can be found a short distance before the bridge on the left hand clearly identified by our for sale board.

**LIVING ROOM** 14' 2" x 15' 7" (4.32m x 4.75m)

Fireplace. Stairs leading to

**BAR** 14' 11" x 18' 4" (4.55m x 5.58m)

2 x Storage Cupboards

**SITTING ROOM** 14' 8" x 12' 7" (4.46m x 3.83m)

**SHOWER ROOM** 6' 6" x 12' 7" (1.97m x 3.83m)

**SECRET ROOM** 8' 9" x 8' 9" (2.66m x 2.66m)

**KITCHEN / DINING ROOM** 22' 10" x 16' 4" (6.96m x 4.99m)

Downstairs leading to

**BAR** 14' 11" x 18' 4" (4.55m x 5.58m)

2 x Storage Cupboards

## FIRST FLOOR

**BEDROOM 1** 12' 2" x 13' 11" (3.72m x 4.25m)

**BEDROOM 2** 12' 2" x 10' 7" (3.72m x 3.23m)

**BATHROOM** 6' 6" x 10' 7" (1.97m x 3.23m)

**BEDROOM 3** 6' 6" x 8' 2" (1.97m x 2.49m)

**OUTSIDE** 18' 9" x 11' 5" (5.72m x 3.48m)

Detached garage with electric door 18' 9" x 11' 5" (5.72m x 3.48m) To the front of the property is a low maintenance garden. To the rear of the property is a paved parking area.

## SERVICES

Mains water, electricity and drainage. Oil fired central heating.

## VIEWING

Strictly by appointment through CHRYSTALS please inform us if you are unable to keep appointments.

## POSSESSION

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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.







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