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The Rowans, Main Road, Kirk Michael, IM6 1AH  
**Asking Price £525,000**



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A lovely detached dormer bungalow in the heart of Kirk Michael village. It is a beautifully presented family home with additional use of dwelling as tourist accommodation. The layout provides a dining kitchen and lounge with two double bedrooms and family shower room to the ground floor and two double bedrooms and family bathroom to the first floor. The property benefits from integral access to the garaging. South facing patio and lovely safe large rear lawn garden to the west. Inspection strongly recommended. Within walking distance of local primary school, pub and shops.





## LOCATION

The property can be found immediately opposite the Mitre Public House car park in the Village of Kirk Michael.



## ENTRANCE HALL

18' 4" x 8' 10" (5.6m x 2.7m)

Part glazed entrance door. Understairs cupboard. Radiator. Laminate wood effect floor.

## SITTING ROOM

16' 10" x 15' 0" (5.13m x 4.57m) Into bay

Laminate wood effect floor. Radiator. uPVC double glazed bay window.

## DINING ROOM 16' 8" x 11' 7" (5.08m x 3.53m)

Laminate wood effect floor. uPVC French doors to side patio. Television point. Radiator. Views to rear garden. Square opening to

## KITCHEN 8' 11" x 11' 7" (2.72m x 3.53m)

Fitted units incorporating belfast sink with mixer tap. Cupboards with worktops and drawers. Integrated dishwasher and fridge freezer. Beko range oven and electric hob. Filter hood. Utility cupboard housing plumbing for washing machine.

## ANTE ROOM

Wall cupboards.

## INTEGRAL GARAGE

18' 0" x 16' 10" (5.48m x 5.13m)

Electric up and over door. Power and light. Worcester oil fired central heating boiler.

## GARDENERS WC

Low level wc and wash hand basin.

## FAMILY SHOWER ROOM

Large tiled shower cubicle, low level WC and pedestal wash hand basin. Heated towel rail. Tiled floor. Shelves.

## BEDROOM 2 11' 5" x 11' 5" (3.49m x 3.49m)

Radiator.

## BEDROOM 1 14' 5" x 14' 2" (4.39m x 4.31m)

Radiator.

## FIRST FLOOR: LANDING

## BEDROOM 3 18' 8" x 17' 8" (5.69m x 5.38m)

Dormer and velux roof light. Gable window. Radiator. Eaves storage.

## BEDROOM 4 19' 1" x 17' 8" (5.81m x 5.38m)

Dormer and velux roof light. Gable window. Radiator. Eaves storage.

## BATHROOM

Victoria style stand along roll top bath with claw feed and central mixer tap and shower attachment. Low level WC and pedestal wash hand basin. Heated towel rail. Tiled floor. Extractor fan.

## OUTSIDE

Flagged patio to the south. To the west lies a large and mature lawn garden with established shrubs, trees and decked terrace with seating. To the front lies a parking driveway for two

vehicles. Front lawn with sod bank boundary to the road. Trees and shrubs.

## SERVICES

Mains water, electricity and drainage. Oil central heating.

## VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

## POSSESSION

The property is sold with 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.





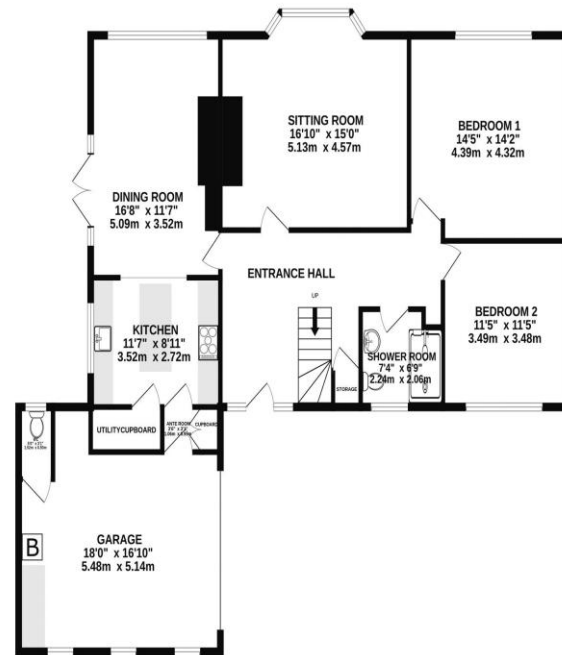




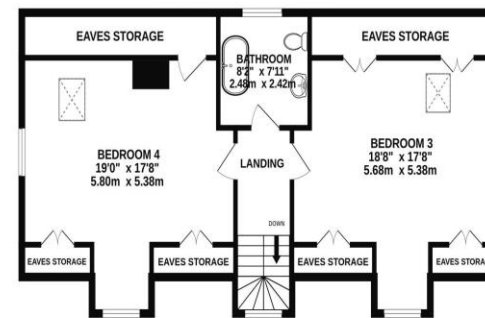




GROUND FLOOR  
1384 sq.ft. (128.5 sq.m.) approx.



1ST FLOOR  
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 2195 sq.ft. (203.9 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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