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64 Ard Reayrt, Ramsey Road, Laxey, IM4 7QQ
Asking Price £419,950

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A beautifully presented and thoughtfully planned modern semi-detached home set over 4 levels, in popular Laxey village. Boasting 3 bedrooms, family bathroom, sperate WC, Dining Kitchen, large lounge with conservatory off (leading straight onto the lawn) and an integral garage. The property has a stunning south facing back garden with fine views, sunny lawn and hidden traces for the best in afternoon and evening entertaining. The property also holds planning permission for converting part of the garage to a reception room and balcony (Application No 23/0114/B permitted in Dec 2023). A personal viewing is a must



LOCATION

Travelling north to the village of Laxey proceed over the tram crossing and continue right onto Ramsey Road. Continue on for a short distance taking the second turn left into the Ard Reayrt. Follow the road around and up the road, then take the first turning on the left and the property can be found along on the left hand side.

ENTRANCE

uPVC double glazed door with side light. uPVC double glazed window to front. Tiled floor.

CLOAKROOM

ENTRANCE HALL

Carpeted floor. Dado rail. Coved ceiling and ceiling rose.

KITCHEN

7' 4" x 12' 0" (2.23m x 3.65m)

Excellent range of kitchen wall and base units with wood block effect worktop with tiled splashback. Stainless steel sink unit with drainer and mixer tap. Logik gas range with double ovens, grill, warming drawer and gas burners. Extractor hood. Integrated dishwasher and fridge freezer. Tiled floor. Coved ceiling. LED downlights. Windows to front aspect.

DINING AREA

9' 4" x 12' 6" (2.84m x 3.81m)

Tiled floor. Door to

INTEGRAL GARAGE

21' 10" x 11' 8" (6.65m x 3.55m)

Up and over door. Window to side and rear aspect. Power and light.

Steps down from Hall to

LIVING ROOM

14' 6" x 19' 9" (4.42m x 6.02m)

Carpeted floor. Coved ceiling and ceiling rose. Fireplace with inset coal effect fire. Window to rear aspect. Door to

SUN ROOM

10' 1" x 17' 4" (3.07m x 5.28m)

Dwarf wall construction with glazed windows and floor. Tiled floor. Wall light. uPVC double glazed french doors to garden. Expansive views across the valley and to sea.

Stairs to First Floor

LANDING

BEDROOM

14' 6" x 12' 6" (4.42m x 3.81m)

Wood effect flooring. 2 built in closets. Loft access. Window to rear aspect.

BEDROOM

8' 1" x 10' 0" (2.46m x 3.05m)

Carpeted floor. Window to rear aspect. Built-in closet. Coved ceiling.

Steps to

BEDROOM

16' 8" x 12' 6" (5.08m x 3.81m)

Carpeted floor. Window to front aspect. Coved ceiling. Walk in corner closet.

BATHROOM

7' 1" x 7' 6" (2.16m x 2.28m)

Suite comprises P shaped bath with Shower over and glazed screen. WC and wall mounted wash hand basin. Tiled walls and floor. Mirrored medicine cabinet. Opaque glazed window.

OUTSIDE

Block paved driveway. Dwarf hedge to front boundaries. Gate leading to side path and access to rear. Patio area is south facing to rear and area laid to lawn with steps leading down to covered decked area which currently houses a hot tub. Further steps lead down to another level where a greenhouse is located.

SERVICES

Mains water, electricity and drainage. Gas central heating.

VIEWING

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

POSSESSION

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TOTAL: 1481 sq. ft, 137 m²

FLOOR 1: 505 sq. ft, 47 m², FLOOR 2: 355 sq. ft, 33 m², FLOOR 3: 316 sq. ft, 29 m², FLOOR 4: 305 sq. ft, 28 m²

EXCLUDED AREAS: FIREPLACE: 5 sq. ft, 0 m², GARAGE: 254 sq. ft, 24 m²

WALLS: 200 sq. ft, 18 m²

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Since 1854



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