



Superbly presented, this semi detached house is located on a popular development, conveniently located for the shops, bus stops, schools and amenities of Castletown. Just a short drive to the airport. The well appointed accommodation comprises spacious lounge, large modern dining kitchen, utility room, bathroom and 3 bedrooms. Outside is a low maintenance south facing rear garden. To the front is a small lawned open plan garden and driveway.



## LOCATION

Travelling into Castletown from Port Erin, turn off the bypass into Arbory Road and proceed ahead. Turn first left into Bayr Grianagh and number 23 is along on the right hand side.

## ENTRANCE HALLWAY

Light and airy welcoming hallway. Staircase leading to first floor.

## LOUNGE

16' 10" x 11' 5" (5.14m x 3.49m)

Generous sized room. Front aspect with large picture window. Log burning stove. Double doors to:

## DINING KITCHEN

25' 10" x 13' 9" (7.88m x 4.18m)

Well fitted contemporary kitchen with good range of blue/green wall and base units with contrasting grey worktops, incorporating ceramic hob, oven, black cooker hood, black sink unit, integral fridge-freezer, breakfast bar with pendant light over, downlights. Dining area with French doors to rear garden. Separate access door to outside from kitchen area.

## UTILITY ROOM

6' 11" x 5' 10" (2.12m x 1.77m)

Built in cupboard housing Vaillant gas central heating boiler. Wall mounted cupboard,

worktop. Plumbed for washing machine, space for dryer. Door to:

## BATHROOM

8' 5" x 6' 11" (2.56m x 2.12m)

Modern suite comprising panelled bath with shower over, w.c., wash hand basin in unit, black ladder style heated towel rail, mirror fronted storage unit, shelving, Xpelair.

## FIRST FLOOR

## LANDING

Undereaves storage. Loft access.

## BEDROOM 1

16' 2" x 10' 2" (4.94m x 3.11m)

Front aspect. Dormer window.

## BEDROOM 2

10' 11" x 10' 1" (3.32m x 3.08m)

Rear aspect. Dormer window.

## BEDROOM 3

19' 3" x 7' 6" (5.88m x 2.29m)

Dual aspect. 2 Velux windows.

## OUTSIDE

Low maintenance rear south-facing fenced garden with astro turf, paved patio, raised beds, shed and pergola. To the front there is a small

open plan front garden laid to lawn and a driveway.

## SERVICES

Mains water, drainage and electricity. Gas central heating. uPVC double glazing.

## POSSESSION

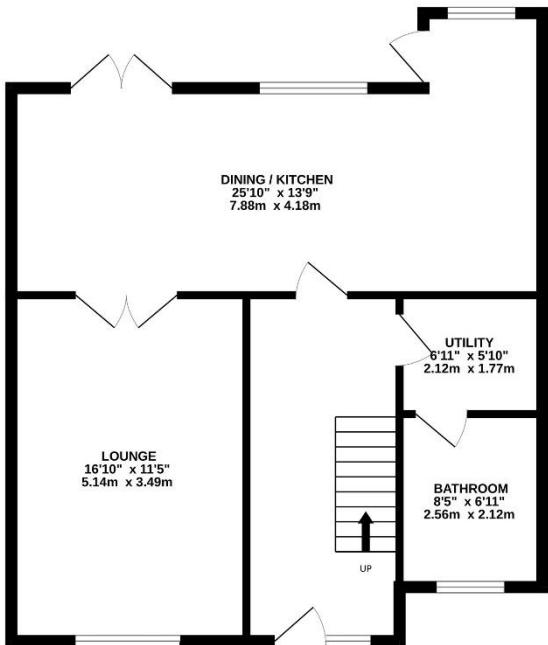
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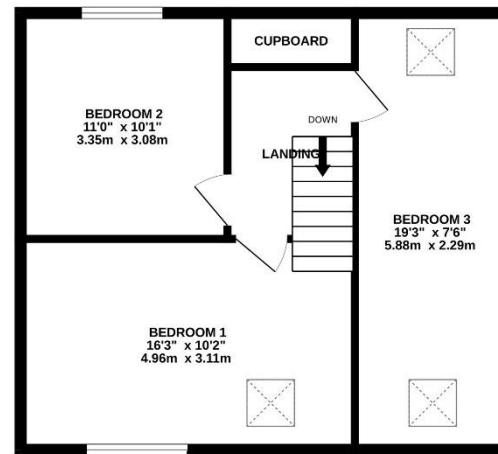




GROUND FLOOR  
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.8 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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Since 1854

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