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2 Kingfisher View, Old Castletown Road, Douglas, IM1 5AW
Asking Price £450,000

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Introducing a stunning new build semi-detached townhouse, perfectly positioned with panoramic views of the River Glass. This idyll sits just a short stroll from Douglas Marina, where bars and restaurants await, while the bustling heart of Douglas— including Tesco superstore, shopping area of Strand Street and business district of Athol Street are within walking distance. Built to exacting standards with modern materials, this home delivers an exceptional level of specification, including enhanced thermal insulation for superior energy efficiency. Inside, you'll find generous two-level living designed for family comfort. Off the entrance hall is a contemporary, well-appointed kitchen, cloakroom and Lounge. The second floor offers three generously proportioned bedrooms, one with an ensuite shower room and separate family bathroom. The property benefits from two covered private off-road parking spaces on the ground floor including a store room/utility room. There is also a low-maintenance rear courtyard. The property is offered for sale with no onward chain. Viewing highly recommended!



LOCATION

From south Quay travel along the old Castletown Road where the property can be found a short distance along on the left hand side.

GROUND FLOOR LEVEL

COVERED PARKING

2 Allocated parking spaces.

STORE ROOM/UTILITY

STAIRS TO FIRST FLOOR

HALL

11' 2" x 2' 11" (3.4m x 0.9m)

KITCHEN

11' 6" x 9' 2" (3.5m x 2.8m)

CLOAKROOM

4' 7" x 2' 7" (1.4m x 0.8m)

LIVING ROOM

20' 4" x 12' 10" (6.2m x 3.9m)

STAIRS TO SECOND FLOOR

FRONT BEDROOM

8' 6" x 12' 10" (2.6m x 3.9m)

MASTER BEDROOM

11' 6" x 9' 10" (3.5m x 3m)

ENSUITE

4' 11" x 5' 7" (1.5m x 1.7m)

FAMILY BATHROOM

6' 3" x 5' 7" (1.9m x 1.7m)

BEDROOM

11' 2" x 9' 2" (3.4m x 2.8m)

OUTSIDE

Rear courtyard. Astroturf to lower garden but boundary runs to the treeline.

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

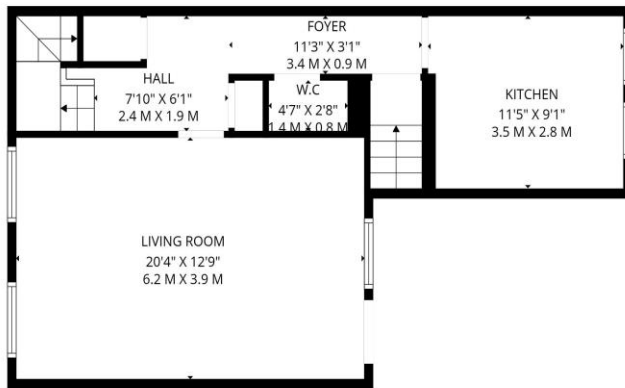
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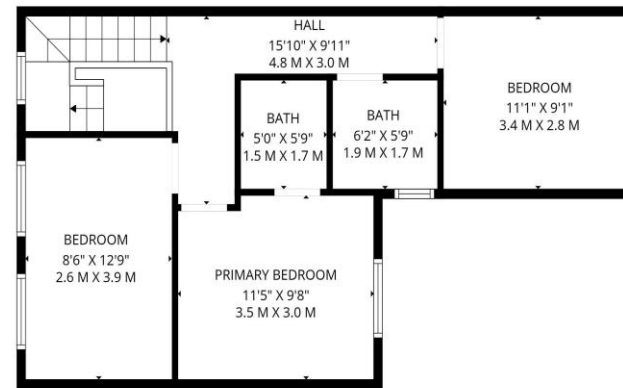




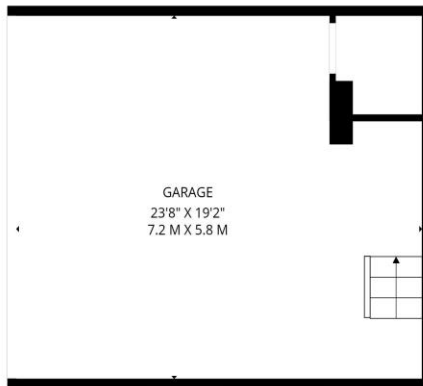




FLOOR 2



FLOOR 3



FLOOR 1

TOTAL: 1080 sq. ft, 100 m2

FLOOR 1: 26 sq. ft, 2 m2, FLOOR 2: 527 sq. ft, 49 m2, FLOOR 3: 527 sq. ft, 49 m2
EXCLUDED AREAS: GARAGE: 424 sq. ft, 39 m2, WALLS: 160 sq. ft, 15 m2



Since 1854

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