



www.chrystals.co.im

Westways, 16 Cronk Drine, Union Mills, IM4 4NG
Asking Price £595,000

Westways, 16 Cronk Drine, Union Mills, IM4 4NG

Asking Price £595,000

Fantastic, individual and contemporary family home that has been carefully renovated to the highest standards and is located in a desirable and convenient location. Generous floorplan with 4 bedrooms; the master bedroom being a very spacious double room with superb views, first-class walk-in wardrobe and brilliant en-suite. Versatile ground floor with 3 reception rooms and luxurious kitchen with doors straight onto a sunny rear garden with office/hobbies/gym garden room at the foot of the garden. Integral garage, large driveway and landscaped gardens thought. Early viewing is essential.



LOCATION

Travel out of Douglas via Peel Road and drive through Quarterbridge roundabout and head West towards Union Mills. Turn left immediately after the Railway Inn onto Lhergy Cripperty Road and first left into Cronk Drine and the property can be found on the right hand side.

ENTRANCE HALL

LIVING ROOM

22' 8" x 16' 9" (6.9m x 5.1m)

FAMILY ROOM

21' 4" x 10' 10" (6.5m x 3.3m)

STUDY

8' 10" x 7' 10" (2.7m x 2.4m)

BATHROOM

5' 11" x 6' 3" (1.8m x 1.9m)

UTILITY

4' 3" x 4' 11" (1.3m x 1.5m)

OPEN PLAN KITCHEN DINER

KITCHEN AREA

11' 6" x 13' 1" (3.5m x 4m)

DINING AREA

11' 2" x 13' 1" (3.4m x 4m)

FIRST FLOOR

MASTER BEDROOM

16' 1" x 13' 9" (4.9m x 4.2m)

ENSUITE

8' 10" x 5' 11" (2.7m x 1.8m)

DRESSING ROOM

6' 3" x 13' 9" (1.9m x 4.2m)

FAMILY BATHROOM

8' 6" x 10' 2" (2.6m x 3.1m)

BEDROOM

11' 6" x 12' 10" (3.5m x 3.9m)

BEDROOM

10' 10" x 12' 6" (3.3m x 3.8m)

ATTIC SPACE

10' 6" x 17' 1" (3.2m x 5.2m)

BEDROOM

8' 10" x 13' 5" (2.7m x 4.1m)

GARAGE

10' 6" x 17' 1" (3.2m x 5.2m)

OUTSIDE STORAGE

5' 11" x 10' 2" (1.8m x 3.1m)

GARDEN ROOM

16' 5" x 10' 6" (5m x 3.2m)

SERVICES

Mains water, electricity and drainage. Oil central heating with megaflo tank.

VIEWING

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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











TOTAL: 2447 sq. ft, 227 m2

1st floor: 1551 sq. ft, 144 m2, 2nd floor: 896 sq. ft, 83 m2

EXCLUDED AREAS: UTILITY: 23 sq. ft, 2 m2, STORAGE: 70 sq. ft, 6 m2, LOW CEILING: 285 sq. ft, 26 m2, ATTIC: 49 sq. ft, 5 m2, OPEN TO BELOW: 3 sq. ft, 0 m2, WALLS: 223 sq. ft, 22 m2



Since1854



DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im