



5a Falcon Cliff Terrace, Douglas, Isle of Man, IM2 4AU
Asking Price £425,000



- **Beautifully Presented Newly Built Four-Bedroom, Two-Bathroom End-Terrace Townhouse**
- **Three Double Bedrooms With Further Single Bedroom And Two Bathrooms**
- **Bright High-Ceiling Living Room With Open-Plan Dining Area**
- **Secure Gated Rear Garden With Low-Maintenance Paved Layout and Flat Grassed Area**
- **Modern Fitted Kitchen With Underfloor Heating Throughout Both Floors**
- **Six Solar Panels And Air Source Heat Pump Heating System**



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A beautifully presented, newly built four-bedroom, two-bathroom end-terrace townhouse, thoughtfully designed and set over two spacious floors, just a stone's throw from the ever-popular Nobles Park. This modern family home combines style, comfort, and energy efficiency, making it an ideal choice for those seeking contemporary living in a desirable location.

Upon entering the property, you are greeted by a bright and inviting living room, enhanced by high ceilings that create a wonderful sense of space and light. The open-plan layout flows seamlessly into the dining area, making it perfect for family meals and entertaining guests. The newly fitted kitchen is finished to a high standard and includes modern appliances, sleek cabinetry, and ample storage space. Underfloor heating runs throughout the entire ground floor and first floor, providing a warm and luxurious feel throughout the home.

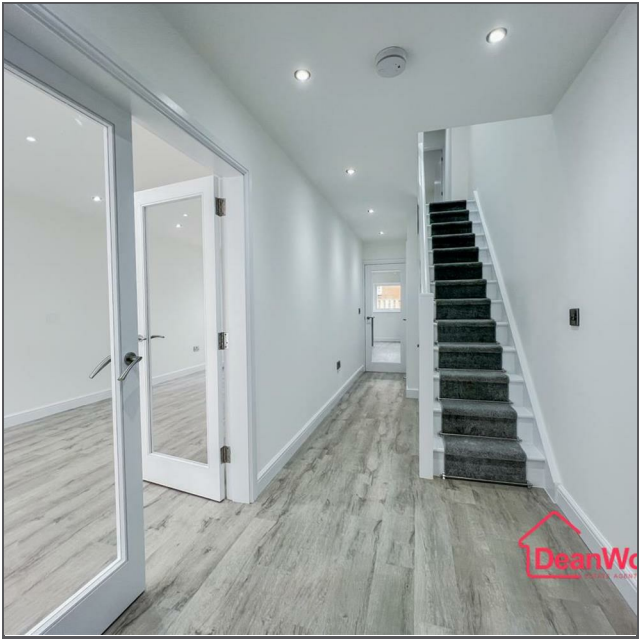
The first floor accommodates three generously sized double bedrooms and a further single bedroom, offering plenty of space for a growing family, home office, or guest room. The main bedroom benefits from a stylish en-suite bathroom, while a modern family bathroom is located towards the rear of the property, ensuring convenience and comfort for all household members.

Externally, the property features a small, low-maintenance paved front yard leading to a secure, gated rear garden. The rear garden is neatly paved around the edges, creating a versatile space ideal for outdoor seating, children's play, or simply relaxing in privacy.

This home is also highly energy-efficient, boasting a bank of six solar panels on the roof, which help to reduce energy costs and environmental impact. The property has been awarded an impressive EPC rating of 92 and is heated via an eco-friendly air source heat pump system, offering sustainable and cost-effective central heating.

With its superb location near Nobles Park, modern design, and excellent energy efficiency.







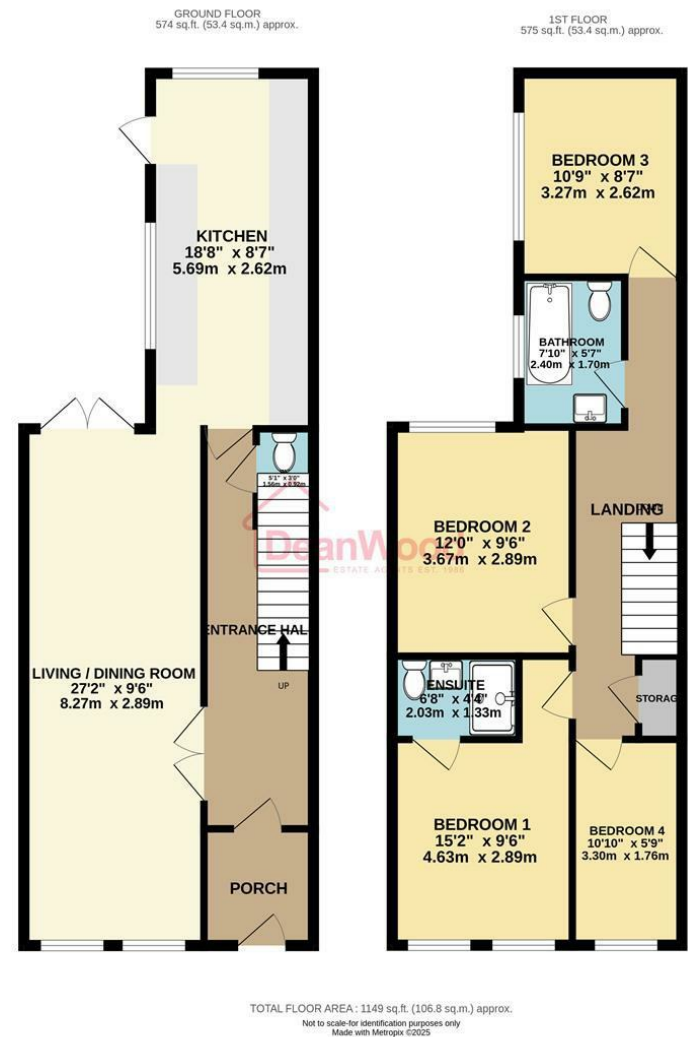






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