



ASKING PRICE

**£339,000**

## THE DETAILS



**3 Ballellis**

**Ballawattleworth Estate, Peel**

**£339,000**

**call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details**

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## THE DESCRIPTION

- Well presented semi detached house
- Situated in a quiet cul-de-sac location
- Walking distance to schools, shops and amenities
- Lounge, Dining Kitchen, Utility Room
- 3 Bedrooms, Bathroom
- Garage with off road parking
- Rear garden with views over surrounding countryside

## THE PROPERTY

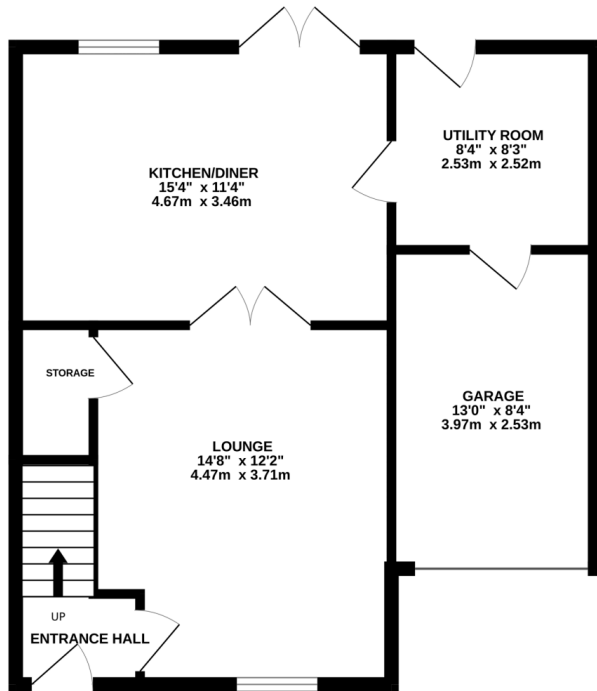
Black Grace Cowley are pleased to offer 3 Ballellis to the market, a semi detached three bedroom house situated in a quiet cul-de-sac in the ever popular development of Ballawattleworth. Conveniently located, within walking distance to local schools, shops, gym, nursery, swimming pool and only a 20 minute drive to Douglas and the South of the Island. Through the composite front door into the entrance hall with stairs leading to the first floor a door to the right leads into the bright lounge with under stairs storage cupboard. Double doors provide access to the modern dining kitchen, fitted with base and wall units, uPVC double patio doors lead into the rear garden. Off the dining area is a generous utility room, plumbed for laundry services and door access to the single garage. The first floor comprises of three bedrooms and a bathroom with WC, sink and built in storage.

To the rear of the property is a private garden with views to the open countryside. Garage and off-road parking, side access to rear of house. Gas fired central heating. uPVC double glazed.

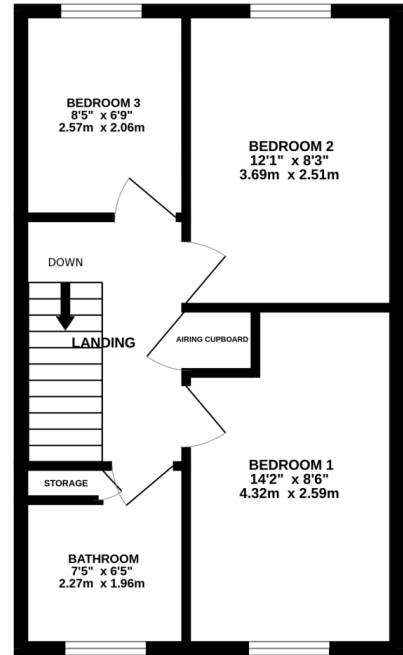
# PROPERTY DETAILS FOR 3 Ballellis, Peel

## FLOORPLAN

GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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## PROPERTY DETAILS FOR 3 Ballellis, Peel

### Disclaimer

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